

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, July 7, 2025

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

INDEX:

CALL TO ORDER & ROLL CALL: [Missing audio]

PLANNING MANAGER REPORT: [Missing Audio]

CONTINUED CASES:

- **PZ-PA-016-24, PZ-030-24, PZ-PD-018-24** - pp. 2-43
- **PZ-008-25, PZ-PD-005-25, SUP-006-25** - pp. 43-66
- **PZ-006-25** - pp. 66-70
- **PZ-012-25, PZ-PD-007-25** - pp. 71-117
- **PZ-009-24** - pp. 117-132

CALL TO THE COMMISSION - pp. 132-139

ADJOURNMENT: p. 140

TRANSCRIPTION PROVIDED BY

Julie A. Fish
Quick Response Transcription Services
829 East Windsor Avenue
Phoenix, Arizona 85006
602-561-2283

ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

1 KRAUSS: A couple of things as a follow-up. Follow-
2 up -

3 KLOB: Your mic.

4 KRAUSS: Not working.

5 KLOB: There we go.

6 KRAUSS: There it is, sorry. Once again, good
7 morning Mr. Chairman. As a follow-up from our last meeting, I
8 distributed copies within your packet - I think you have them
9 today, too - is the bylaws, the revised bylaws. So I will put
10 that on the next meeting agenda for discussion, for review and
11 discussion. So no action today, but just for...

12 KLOB: I got a quick question on that. One of the
13 items that we talked about during that work session, in
14 addition to the bylaws, was potential emails. Did that ever
15 go anywhere? I didn't notice anything in this, but I don't
16 know if this was the place for it, so...

17 KRAUSS: No. We'll need to talk about that
18 elsewhere, no.

19 KLOB: Very good, thank you.

20 KRAUSS: And then the other is, per, I think three
21 of you I - we registered you for the Arizona planning state
22 conference this year, September 3rd through the 5th in Tucson
23 Omni. I's Vice Chair Klob and Commissioner Scott and
24 Commissioner Mooney, the three of you, and then there's some
25 staff also going. That's all that I have, unless you have

1 some questions of me.

2 MOONEY: Harvey?

3 KRAUSS: Yes.

4 KRAUSS: Tempe, not Tucson?

5 KLOB: Yes.

6 KRAUSS: Tempe, yeah, sorry. Did I say Tucson?

7 MOONEY: You said Tucson, I just wanted
8 clarification, thank you.

9 KLOB: Tucson was last year.

10 MOONEY: Thanks.

11 KRAUSS: Sorry, that's all I have.

12 KLOB: And this says there's a District 2 video?

13 KRAUSS: No, we're not doing that. It's not ready.

14 KLOB: And so with that, we will pick up where we
15 left off a couple weeks ago. Thank you for everyone that was
16 here for that long, arduous day and ended up getting kicked to
17 this week. I apologize, things happen. And part of me says
18 I'm glad we didn't keep you all till midnight as well, so
19 thank you for accommodating and working this out. So with
20 that, I will call SUP-006-23. Is this one - no, sorry, my
21 error. This one went to -

22 KRAUSS: Begin with F as in Frank.

23 KLOB: Yep, there we go. I had the full agenda in
24 front of me. Yep, PZ-PA-016-24 and PZ-030-24, PZ-PD-018-24.

25 BAK: Good morning Mr. Vice Chair, Commissioners.

1 North Copper Basin, otherwise known as the case numbers you
2 had mentioned. This is a proposal for first a Non-Major
3 Comprehensive Plan Amendment to amend the San Tan Valley
4 Special Area Plan from Suburban Neighborhood to Special
5 District, as well as a rezoning proposal for a total of 256.1
6 acres, and lastly, a Planned Area Development to allow
7 deviations from development standard. The overall size of the
8 total property is approximately 389 acres. It is located
9 southeast of East Hunt Highway and North Gantzel Road. Owner
10 is Arizona State Land Department. Alex Stedman and Carolina
11 Oberholtzer are here to represent the owner. So this gives
12 you the overall location here in the San Tan Valley area.
13 Clicker's not responding, so if you can advance it, thanks.
14 So this is the zoning map, the overall case map showing the
15 project area. Next, there we go. Aerial map of the property.
16 You can see it's vacant, maybe recently farmed. So existing
17 land use is Suburban Neighborhood and then proposed is, as
18 mentioned earlier, Special District. This shows you the 600
19 foot mail-out radius and the proposed land use concept. So
20 with this here, this is the meat and potatoes, essentially, of
21 what's being proposed here, and I'll let the applicant further
22 discuss this. It's more cut and dry in the yellow portions.
23 It's a little bit - it's the western portion there, the orange
24 and the pink are intended to allow for, you know, unknown end-
25 users at this time, so there's a good amount of flexibility

1 envisioned in this. So this is the proposed land use concept
2 and development standards for the R-7 component. Development
3 standards for MR. Utilities. And looking north from the
4 project area. To the south, you can see it's vacant. And to
5 the east, where it looks like it was fairly recently farmed.
6 And then to the west, also vacant. So items of consideration.
7 Location south of approved San Tan Valley Urban Core. Opens
8 up locked land located centrally in San Tan Valley sitting
9 vacant, surrounded by fast-developing areas. And assists the
10 parallel process to rezone R-7, MR, and C-3. So land use
11 aligns with San Tan Valley Special Area Plan in that it
12 preserves and enhances existing neighborhood character,
13 fosters more housing diversity, broadens economic opportunity,
14 and improves transportation systems. Rezone would allow
15 opportunities to include diverse array of residential uses,
16 balanced growth - what happened there? Okay, and items of
17 consideration. Development plan, a formal site plan, plats
18 shall be required to establish specific residential and
19 commercial. C-3 development standards per the code. And a
20 PAD allow flexibility, once again. No letters of opposition
21 were received, at least at the time of the creation of the
22 original report. So stipulations as presented in your staff
23 report. No stipulations for the first case, one for the
24 rezone request, and then 15 stipulations for the PAD question.
25 And so staff would be happy to entertain any questions the

1 Commissioners may have.

2 KLOB: Any questions for the staff? Hearing none,
3 I'll bring the applicant up.

4 STEDMAN: Good morning Mr. Chairman and Members of
5 the Commission. Thank you for having us back, and off of a
6 long holiday weekend. Nice to be here. My name is Alex
7 Stedman, and I'm with RVi Planning + Landscape Architecture.
8 Glenn did a great job of kind of covering the essence of the
9 request, but I'm going to go through it in a little bit more,
10 but in light of a heavy agenda this morning, I may skip past a
11 couple of things. It's just not to be redundant, but we do
12 have a presentation up, and so if we could get that loaded up,
13 that'd be great.

14 BAK: Maybe before that, there's one more slide I
15 just learned of that has the amended stipulations. So if we
16 can go to that next slide. There we go. So this is amendment
17 stipulation 5, and I believe the next one will have the other.
18 And to stipulation 7. So that's all.

19 STEDMAN: Yeah, and I do have this as part of my
20 presentation as well. I'll go through it in a little bit more
21 detail. Okay, well so before we get started with the request,
22 I just wanted to kind of remind the Commission that this is a
23 piece of State Land, and so I want to talk a little bit about
24 the differences between private and State Land before we got
25 into the request. Glenn, can I use that clicker?

1 BAK: Sure, go ahead.

2 STEDMAN: Thank you. Okay, so what is State Trust
3 Land? Just a quick overview here. It's land that was granted
4 to the State from the federal government about the time of
5 incorporation or creation of the State, and so it's been
6 around for a long time. And the proceeds of State Land sales
7 go to a handful of beneficiaries. So those beneficiaries
8 include primarily K-8 education, building, school facilities,
9 but they also go to universities. They go to the School for
10 the Blind and Deaf and a handful of other beneficiaries of
11 that type. Let me skip past - whoops, looks like we're going
12 backwards. Okay, so our site here outlined in yellow and
13 blue, and blue represents State Land. So along the Hunt
14 Highway corridor, and frankly a lot of Pinal County, is State
15 Trust Land. So we're probably not the first, and we won't be
16 the last, but you can see the amount of State Land, not just
17 for us, but to our north, to our west, and in the region in
18 general. So quite a bit out there. The white and gray areas
19 represent private land. Okay, so the purpose of State Trust
20 Land, this slide here clears up some common misconceptions
21 about State Trust Land. It's not public land, it's more akin
22 to private property in the way that it's handled, and up until
23 recently, this site was leased for agricultural purposes. So
24 now it's in a transition period. The way that State Land is
25 disposed of is through public auction, and so we anticipate an

1 auction on a portion of the property - and I'll define that
2 for you here in a minute - but it goes through a public
3 auction process to the highest bidder. D.R. Horton is my
4 client on this. They are the applicant, but they don't own
5 the property yet. We expect an auction to be held probably in
6 quarter one of next year for a majority of the property.
7 Okay, so let's get to the property itself. Glenn kind of set
8 it up already. 389 acres adjacent to Hunt Highway, just south
9 of Judd Road. We do have the Copper Basin community to our
10 south and to our east that kind of wraps around us, and then
11 Johnson Ranch off to the west a little bit on the other side
12 of Hunt Highway. We do have a number of schools, those are
13 outlined in blue. K-8 schools around us, as well as Poston
14 Butte, which is up to the north, and the Central Arizona
15 College, which is also kind of up about a mile north of the
16 property. There is a Rural Metro fire station up Hunt
17 Highway, probably about half a mile to the northwest. Okay,
18 and this is where I'll - I'd be happy to slow down if you need
19 me to, but I can go through this pretty quickly as Glenn kind
20 of covered this already. This is the Comprehensive Plan
21 request. So taking it from the current designation of
22 Suburban, changing it to the State Land special use
23 designation in green there, which provides the State with the
24 flexibility that it requires. And then existing zoning on
25 this site is the GR designation. You can see to the north and

1 to the west that same zoning designation. It's to the south
2 there in Copper Basin that you do have some residential and
3 commercial uses outlined. You see the different colors there.
4 Okay, and then there's our proposed zoning, and we have three
5 different areas within the site. We're calling them A, B, and
6 C, working from right to left there, and I'll cover those in
7 more detail here in just a second. Okay. And then here's our
8 overall land use plan put together. Okay, so let's talk about
9 planning area A, which is that yellow area. This is an area
10 that's designated for single-family residential uses only.
11 Our maximum density on this portion of the property would be
12 about 4.5 dwelling units to the acre, so typical with single-
13 family detached uses. Our smallest lot that we're requesting
14 in there would be a 40-wide lot, but we are self-limiting the
15 amount of that lot size. There's a requirement to have at
16 least three different lot sizes, substantially different lot
17 sizes on the property, and it's a maximum of 30 percent of the
18 units could be allowed to be that smallest 40-wide lot. But
19 the reason we've positioned the single-family on this portion
20 of the property is to give those protections or those
21 transitions to Copper Basin to our west and to our east. One
22 of the things that's kind of harder to see at this scale is
23 that we do have some open space buffers along the Copper Basin
24 side to our south. There's a sewer easement and sewer line
25 along our eastern edge that creates a buffer as well. So

1 there is some setback between existing homes and these
2 proposed single-family homes. Area B here, which again is not
3 adjacent to the existing single-family - and that's
4 intentional. This would allow some flexibility of residential
5 uses in here. So we are requesting the MR district here, but
6 it would allow for single-family uses, in combination with
7 mixed dwelling, kind of higher density - not apartments - and
8 we've limited, so this would be townhomes, villas, duplexes,
9 that character is kind of the next density level up from
10 single-family residential. We would cap the density on this
11 parcel at six dwelling units to the acre, maximum building
12 height of 30 feet, so that's two-story. And then again, we
13 would see the blend of residential uses happening in parcel B.
14 And the reason that we've gone from single-family on A, now to
15 B - I'll show you C in a second - is again, we're trying to
16 transition this density. C allows for some higher-intensity
17 uses. It's right adjacent to Hunt Highway, so it's got great
18 access, it's got great potential for those higher-intensity
19 uses. It accommodates the traffic a little bit better. We
20 would be zoning this to a base district of C-3. And then with
21 some supplementary districts of office, so O-2, MR, MD, it
22 would even allow for single-family residential, R-7. The
23 maximum density on this parcel is 12 dwelling units to the
24 acre. So which is, you know - and we've established a
25 requirement on this thing that a minimum of 25 percent of the

1 area you see in red on this would be non-residential uses. So
2 again, commercial and office. So we think it's a great site
3 for non-residential uses, but the State is needing the
4 flexibility here just because there are some issues associated
5 with this parcel in terms of service right now. It is not
6 within the EPCOR service area, and that's a process that needs
7 to be played out. So I spoke earlier about a portion of the
8 property going to auction in the near term, and then there's a
9 portion that would be auctioned off later on. So the area not
10 highlighted, A and B on this slide here, that would be coming
11 to auction here early next year. It's undetermined - because
12 of that, the water provider hasn't been established on Area C,
13 we don't know when that auction will be. So that's a little
14 further into the future, but we're setting it up to allow for
15 some flexibility of land uses there. Okay, so that's the
16 entire property put together here. So it's really a mixed-use
17 community. If you think about everything from single family
18 all the way up to that C-3 commercial, what we're hoping to do
19 is provide some connectivity and some internal capture where
20 our residents can shop and maybe even work within this larger
21 community, this 389-acre property as it develops. Okay. And
22 I kind of beat myself to the punch, but there are the two
23 phases sort of highlighted. So 64 acres in Phase 2, and then
24 324 acres on Phase 1 in the blue. Okay, and Glenn started to
25 go through this, I'll go through this in a little bit more

1 detail. But our stipulation requests - and these are not
2 major changes, and we think they're kind of common sense - but
3 the stipulation was essentially that as the property begins to
4 develop, that right-of-way would be dedicated for Hunt
5 Highway. That makes sense. But because we're phasing the
6 property and Hunt Highway is associated with that Area C, all
7 we're asking is a slight tweak to the language here to
8 introduce that all those dedications for Hunt Highway right-
9 of-way would occur in association with the Area C development
10 coming forward with a plat. So it's just a clarification,
11 it's not trying to remove a requirement necessarily. Okay,
12 and then a change to stip 7, and again, we think this is the
13 existing language. What I've highlighted in bold here is new
14 language. But as the Area A and B begins to develop,
15 Tourmaline Road runs right through the middle - north-south
16 right through the middle of that area. And let me go back a
17 couple slides so we can look at the site plan. This slide
18 here. So right now, where you see that roadway connect about
19 halfway across the southern property line there, Tourmaline
20 Road goes straight north-south today. With the development
21 proposal, we'd like to bifurcate and split that roadway, and
22 we think that'll just make the traffic flow a little bit
23 better, introduce a couple more intersections, and allow the
24 circulation within the community to work a little bit better.
25 So in abandoning Tourmaline Road with these new alignments

1 here, we just need some flexibility. Right now, the
2 stipulation is worded in a way that we would not be able to
3 shut down Tourmaline Road at all, and while that's kind of our
4 intent, too, is to keep traffic moving, especially for
5 residents already in the area that use Tourmaline Road, from
6 time to time we're going to need some flexibility for
7 infrastructure tie-in, whether it's water, sewer, or street
8 improvements, as the community is development. We don't think
9 that those closures will last very long - we're probably
10 talking about days, maybe a week - but what we would do is
11 provide a sufficient advance notice to the County. We'd
12 probably put up some signage out there on the site. So again,
13 it won't be months long, this protracted thing, this will be
14 quick. But the language was so definitive, it saying the road
15 cannot be closed at any time. We just would like to sort of
16 flex that a little bit. So that would be our request there
17 for clarification on the stip language. And that concludes my
18 presentation, and I'd be happy to answer any questions that
19 the Commission has.

20 KLOB: Any questions for the applicant? Go ahead,
21 Commissioner Mooney.

22 MOONEY: So what if - and I'm new to this, so I
23 apologize - what if the sale doesn't go through, you're not
24 the winning bidder, how does that affect if we go through and
25 make all these changes? Maybe that's for the staff and

1 County.

2 KRAUSS: The zoning and the land use goes with the
3 ownership. So the State is the applicant, so the State is
4 seeking the zoning application, not D.R. Horton. D.R. Horton
5 may be one prospective buyer, so there could be other buyers.

6 MOONEY: Gotcha. Okay.

7 KRAUSS: So they've agreed to advance the planning
8 and entitlement work for the State and if they're the
9 successful bidder, I think they get reimbursed. If not, then
10 the next bidder would have to pay for it.

11 MOONEY: All right, thank you for that
12 clarification. On the duplexes, townhouses, you said six per
13 acre. So six duplexes, so technically 12 families, 12 houses?

14 STEDMAN:. Yeah. Chair and Commissioner Mooney, so
15 six is actually pretty low. And a product of that type, a
16 duplex, townhomes, those develop probably about 10 dwelling
17 units to the acre. So when I say six dwelling units to the
18 acre, we're talking about across that entire orange area. But
19 what it means is that the entirety of that orange won't be
20 able to develop because the density would be too high if they
21 were all that one type. So what we envision here is really a
22 mix of single family and then some allowance for townhome,
23 villas, you know, that lower density, multifamily attached.

24 MOONEY: Okay. Then the next section had 12 units
25 per acre, was that also just residential homes or also mixed

1 use with townhomes, villas?

2 STEDMAN: Yeah, Chair and Commissioner Mooney, it
3 will be a lot of different types, and in fact, it allows for
4 all types of residential, including multifamily in there. But
5 in the same sense that we just spoke about B, it can't all be
6 apartments, for example. A small portion could be, because
7 apartments will typically be 20 to 25 dwelling units to the
8 acre. So all that could be on C, but you're going to hit a
9 cap at some point. And there are a maximum number of units
10 that we've set for Area C in addition to the densities. So
11 there will be limitations on higher density product types in
12 that sense that we've restrained ourselves a little bit, and
13 that will promote those alternative uses like non-residential
14 uses, commercial and office.

15 MOONEY: Okay. And I just got two more questions.
16 Section A and B will be auctioned next year, but Section C,
17 you're not sure. What is the problem with EPCOR, are they
18 just - you're just trying to negotiate with them still or
19 there isn't anything really? I mean you're looking at a piece
20 of land that has no water, so I'm just wondering why that's
21 here today.

22 STEDMAN: Yeah, it's a great question. We haven't
23 even started those conversations yet. But the short answer is
24 the Areas A and B appeal to the D.R. Hortons of the world and
25 maybe other bidders and builders out there. That's where the

1 interest is in the near term, so the State has made a decision
2 to bifurcate that property and that auction process. And
3 another builder or commercial developer will take an interest
4 in Area C once the water situation is kind of straightened out
5 and we have a designated provider on the property.

6 MOONEY: And then my last question is for the
7 County. Do you have any concerns with the road closures? I
8 just know that we've had a lot of those with a lot of the
9 construction going around, so does the County have any
10 concerns with any of that?

11 BAK: We don't have the benefit of engineering here
12 right now, but from looking at those stipulations, the one
13 ultimately leaves engineering to make the call on that road
14 closure issue. The other one, I think, maintains the spirit
15 of that stipulation, so I didn't see any issues with either,
16 in my opinion.

17 MOONEY: Okay. Tourmaline's quite a busy road, so -

18 KRAUSS: Commissioner Mooney, I think typically for
19 fire purposes, we need to have - maintain two access points at
20 all times, so that'll probably need to be done regardless of
21 how they phase the project. We'll need to have two access
22 points.

23 STEDMAN: Agree with that. I just wanted to add one
24 point of clarification. We had talked with the County
25 Engineer, Chris Wanamaker, a number of weeks ago specifically

1 about this stipulation, and we had gotten some agreement, some
2 head nod from him, that this was an acceptable change to the
3 language.

4 MOONEY: And you had said a day or two or maybe a
5 week, so would you try and coordinate the different things
6 that you wanted to do so that it - I just know that other
7 areas - I live in San Tan, in case you couldn't tell - and
8 deal with those issues a lot, and so just trying to coordinate
9 it for the least amount of time that it would have to be
10 closed.

11 STEDMAN: I think that would be our objective.
12 Given the stipulation language that we're still subject to
13 here, even with the change, it would incentivize us to try to
14 couple some of these improvements.

15 MOONEY: All right, thank you. I'm done. I'm done.

16 PRANZO: I have just one question. It's a simple
17 one. What municipality do you anticipate will annex this
18 project?

19 STEDMAN: We believe - Chairman and Commissioner
20 Pranzo - we believe that this will stay in the County. We're
21 not anticipating an annexation at this time.

22 PRANZO: Well somebody's going to get to own it
23 sooner or later.

24 STEDMAN: It could be.

25 PRANZO: Okay, thank you.

1 KLOB: Commissioner Schnepf.

2 SCHNEPF: That could be incorporation, we don't know
3 yet.

4 KLOB: We'll know more in a month or two.

5 SCHNEPF: Yes, possibly. I kind of - Commissioner
6 Mooney kind of had the question I had on C. You haven't had
7 any talks with EPCOR, it sounds like, and you may not even be
8 the ultimate developer on it.

9 STEDMAN: Right.

10 SCHNEPF: So it could be somebody else. I think
11 they're waiting, probably because there's no water
12 entitlements on it, so they probably have to get a will serve
13 and 100 year water supply for that property. So that
14 theoretically could sit there for a while. That would be kind
15 of up to EPCOR and the developers. Sorry, I come from the
16 water utility background, so I understand that part of it. On
17 B, is that - are those going to be for rent or sell? I'm just
18 curious.

19 STEDMAN: Yeah, Commissioner -

20 SCHNEPF: The townhomes and villas.

21 STEDMAN: We anticipate it could be both. It could
22 be both. The way that our proposal is drafted, they could be
23 detached multifamily, but they also could be for sale
24 townhomes and villas, so -

25 SCHNEPF: Okay. Not determined yet.

1 STEDMAN: Not determined yet.

2 SCHNEPF: Okay. But needing the zoning to be able
3 to make that determination.

4 STEDMAN: Correct.

5 SCHNEPF: Okay, thank you. That's all I have.

6 KLOB: Staff, we seem to be getting some feedback on
7 Commissioner Schnepf's mic. Maybe you hum when you talk, I
8 don't know. Any other Commissioners? Commissioner Hartman.

9 HARTMAN: Thank you, Chairman. Quick question, and
10 I'm sorry if I missed it before, but there's no opposition,
11 which is good to see. Refreshing. And I'm just curious on
12 the east, on the south sides, what's the spacing there? On
13 A.1 and A.3? Between the existing homes of Copper Basin and
14 your proposed.

15 STEDMAN: Yeah, Commissioner Hartman, good question.
16 Let me see, I thought I had written this down here. Let me
17 see if I can find it.

18 HARTMAN: Because I see the tree lines and the large
19 blue line.

20 STEDMAN: Yeah. Commissioner Hartman, there is an
21 existing buffer there, and at a minimum it's 30 feet wide, at
22 a maximum it extends up to 250 feet. So there's sort of this
23 curvilinear edge to it, but it becomes significant. Even 30
24 feet is, you know, is a decent setback.

25 HARTMAN: Okay, thank you.

1 SCHNEPF: I do have another question. On the access
2 between A and B, you have Tourmaline Road going north to
3 south, are these other roads going to Hunt Highway to
4 Tourmaline, and another one going up to Judd, are those the
5 access points?

6 STEDMAN: Yes, correct.

7 SCHNEPF: Okay, just wanted to make sure. But we
8 don't know how - when they'll be under construction for
9 access, depending on phases.

10 STEDMAN: Yeah Commissioner Schnepf, we don't know
11 at this point. But when you asked the question, it made me
12 remember that we had conversations with the County about
13 Tourmaline extending north, even of our property, and how that
14 comes back to its current alignment north of us. And so it
15 kind of arcs back. Imagine that mirroring up top and coming
16 back to its midsection alignment.

17 SCHNEPF: Okay.

18 STEDMAN: So that will connect, that's the point.

19 SCHNEPF: I just kind of agree with County that, you
20 know, for fire access points as this is under development, if
21 Tourmaline's closed, you need to have another access point.

22 STEDMAN: The conversations that we'll have with
23 County staff when we - we agree. We agree.

24 SCHNEPF: Okay, thank you.

25 KLOB: Any other questions? Commissioner Scott.

1 SCOTT: I was looking through your proposal here and
2 I did read it cover to cover, and I noticed that you have a
3 neighborhood meeting (inaudible) in the five mile requirement.
4 My question is, why would you have that meeting at 5:00 in the
5 afternoon, and that's when most people get off work. Now I'd
6 assume that some of those people that might want to attend
7 that meeting maybe work in Chandler or Gilbert, AJ or some
8 place like that, and given that the known traffic, you know,
9 going through Queen Creek and San Tan Valley, why did you
10 schedule that when maybe only a few people could attend?

11 STEDMAN: Yeah, Commissioner Scott, that is a fair
12 question and it wasn't our intent to try to cut people out of
13 the process. There was a notification letter that went out
14 explaining the request, and it gave a couple of avenues for
15 contacting us if there were concerns. So whether that was by
16 email, by phone or by letter, so if they couldn't make the
17 neighborhood meeting, but again, it wasn't our objective to -

18 SCOTT: I just find that, you know, a lot of people,
19 if I would have read that and I had a 45 minute commute, I
20 knew I wasn't going to make it, I'm just not going to show up.
21 But I think it's really important that we give citizens
22 adequate time to meet their schedules, so to speak, than your
23 schedule and make these times available where they can come in
24 and get educated on this project and maybe have more
25 questions, than be directed to a person and not an email.

1 Personal opinion. And then on Table 6, this is a modified MR
2 development standards. Did you cover this in your
3 presentation?

4 STEDMAN: No, but we can we can go back to that. I
5 think it was in the staff presentation. Could we bring that
6 up again? Please? Okay, let's - let me go back a few slides.

7 SCOTT: That's it. That was it. All right, one of
8 my questions is maximum building height. Looks like the
9 existing code is 36 feet, and you're proposing 52 feet, or up
10 to 52 feet. Where would those - I guess those would be
11 apartments or what are those?

12 STEDMAN: Yeah, Commissioner Scott, that's correct.
13 And those would be adjacent to Hunt Highway. So this - these
14 standards would not apply to development in Areas A and B
15 where they're closer to the existing community.

16 SCOTT: So that's in the portion that doesn't have
17 the 100 year certificate of water?

18 STEDMAN: That's correct.

19 SCOTT: How many of these structures will it be,
20 that are four stories?

21 STEDMAN: We don't - Commissioner Scott, we don't
22 know at this point. We do - I mean, okay. So on this table
23 here, this is our proposed land use concept. Area C would
24 allow up to 777 residential units. Now we don't know if those
25 are all one type or another, it could be a blend of

1 residential densities and uses, but that would be a cap within
2 area C.

3 SCOTT: It's just kind of hard to vote on something
4 that's going to be a what if. You know what? 52 feet, that's
5 pretty high, isn't it?

6 STEDMAN: That's about a four story building, yes.

7 SCOTT: Right. How many four story buildings are
8 within three miles of there?

9 STEDMAN: None yet.

10 SCOTT: Okay. All right.

11 STEDMAN: Is that it?

12 SCOTT: No, I was just looking through the, you
13 know, the existing development standards compared on other
14 charts of what you're proposing, and what you're proposing is
15 significantly less than the current or existing standards, why
16 is that?

17 STEDMAN: Commissioner Scott, what we're trying to
18 do here for residential uses is provide a diversity of housing
19 types here. So with our client, D.R. Horton, you know,
20 they're trying to offer multiple ranges of single family uses
21 as well as non-single family attached to uses, like those,
22 like the townhomes, attached multi - or detached multifamily.
23 So we're trying to cover a lot of things and provide housing
24 options for the greater number of folks out there.

25 SCOTT: Yeah, I can appreciate that. I can also

1 understand that you get more units per acre, which is more
2 valuable development, but in some cases when we get our lots
3 too small and too tiny, then, you know, it's more like a
4 cookie cutter type of development. It doesn't really have
5 much character. I think that's all the questions I have. I
6 might have some more.

7 KLOB: Commissioner Mooney.

8 MOONEY: I don't even think we have three story
9 buildings in San Tan Valley yet, so four stories, not a big
10 fan. And the side yards - this may be for County - I believe
11 those side yards and rear setbacks were now put to five and
12 maybe Vice Chair Klob, on other cases I think we've discussed
13 and had that -

14 KLOB: It's on my list.

15 MOONEY: Okay, that was your question. Okay, those
16 are my two. I'm just, four stories, I missed that. Thank
17 you, Commissioner Scott, I missed that because three stories
18 aren't even in San Tan yet. We really try and save what views
19 are left with the - I've been here 16 years, and there was a
20 lot of vacant land back then and people are losing their views
21 and so I know that's close to Hunt Highway, but it's just a
22 concern of mine. Thanks.

23 KLOB: Any other questions for the applicant? I
24 have a few. Alex, thank you for your presentation and your
25 candor, you know, answering the question so far. Bring up the

1 first one, as we have the chart on the screen here. As a
2 design professional, I run into this on a regular basis 20
3 years after the fact when people want to put in something in
4 their backyard and there's a three foot or a four foot
5 setback, and the building code says anything less than five
6 feet has to be fire rated, and my clients get mad at me when
7 their structure becomes 25-30 percent more expensive. I hate
8 being the bad guy in 20 years - hopefully I'm not practicing
9 in 20 years - but that being said, I would really push back on
10 this on a regular basis because it comes through. It's in our
11 code, I get it, that we can change - if we could change all of
12 the four foot side yards - side and rear yard setbacks for any
13 structure, be it primary or accessories building, change that
14 to five feet.

15 STEDMAN: It's five feet, yes.

16 KLOB: Okay.

17 STEDMAN: Chair, it is five feet. I think we're -
18 are we looking - if we're looking at the same thing here,
19 minimum side setback we're requesting.

20 KLOB: On detached accessory buildings, you'll see
21 minimum distance to side and rear, four feet.

22 STEDMAN: Oh, there at the bottom.

23 KLOB: Yeah, at the bottom. I'd like to see that
24 changed to five. I think it just - it just aligns with the
25 building codes, it makes things a lot easier in the future.

1 STEDMAN: I think we'd be fine with that.

2 KLOB: Okay. One of my concerns with a lot of these
3 developments - and I appreciate what you said about, you know,
4 creating this diversity - as so many of these developments as
5 are coming into Pinal County, we're losing the diversity of -
6 because there's so much focus right now politically and, you
7 know, as a country on affordable housing and creating small,
8 more affordable lots, and I support that a hundred percent.
9 But I don't think it needs to be the only thing that we do,
10 and there needs to be housing in all of these communities for
11 that next level move-up for the professionals that are coming
12 in here. You know, there are, you know, maybe a little higher
13 income individuals that want to live out in this area. I
14 think we're losing a lot of that housing stock. The
15 developers are so laser focused on small lot builds that
16 they're losing the focus on larger lots, and we're seeing it
17 across the County. And so - whereas I appreciate, you know,
18 having the maximum number of lots available, I am concerned
19 that we're losing that diversity and the focus, you know,
20 albeit 40 percent, or 30 percent, 40 percent, whatever it was.
21 But then we kind of stip up, okay, well whatever's the next
22 size up, and that's what we focus on. And the bulk of it
23 becomes this and there's such a small piece that's left over
24 that either A, it goes undeveloped because it's such a small
25 piece and nobody wants to come in with large lot development,

1 or larger lot production development, you know, it loses its
2 enticing, you know, aspect. And so I'm really concerned as
3 kind of as we move forward with these developments, especially
4 open-ended like this, where, you know, we don't have a site
5 plan, we have nothing to judge anything on, we just have a
6 maximum number of lots and however that mix happens, it's how
7 it happens. I really want to make sure that we're getting
8 that diversity that these communities need. You know, we need
9 workforce housing, but we also need housing for the business
10 owners and the doctors and the lawyers and so on and so forth
11 that these communities need and will need in the future, and
12 we're accommodating that as well. Regarding the two stipulations,
13 the changes to the two stipulations, if we can pull those up.
14 So number 5, I think I had - so my concern with number 5 is -
15 I'm a - I was here two - you know, I was designing production
16 homes in 2004, 2005, 2006, and then I saw what happened in
17 2008, '09, '10, and so on. And as we are in uncertain times
18 today, what my concern is allowing a stipulation like this
19 that says, you know, we already know that there's some
20 entitlement challenges with parcels A - or parcel A,
21 logistically it'll probably happen, I get it. But on the flip
22 side, if it doesn't, and that never develops, so now we have
23 this, you know, what do we have, 2,000 homes or whatever it
24 is, that now don't get the benefit of a Hunt Highway
25 development because A never got developed. And we've now

1 penalized these people because the water access couldn't be -
2 or we went into a recession or - I mean, there's a lot of what
3 ifs, and I get that, but I kind of have a little bit of a hard
4 time with this one, since the bulk of the project is going to
5 be affected the most by whether this gets developed or not.
6 And then putting it off to the backend gives me a little bit
7 of heartache. Can you talk a little bit about that?

8 STEDMAN: Yeah, sure. And it is not our intent to,
9 again, to weasel out of any improvements here. I think it was
10 the logistics of bringing kind of a disassociated right-of-way
11 dedication from the piece that will go to auction here in the
12 near term, so there was a complexity associated with that.
13 But the improvements on Hunt Highway are likely - the existing
14 improvements can handle the traffic that the initial auction
15 will bring to additional traffic on Hunt Highway. I don't
16 think I said that very clearly, but - and so we believe that
17 when area C comes on board, that will bring a higher level of
18 traffic and that would be the right time to not only make the
19 dedication of right-of-way, but the improvements that would be
20 associated with that portion of the project.

21 KLOB: And I'm going to come back on staff on this
22 one. What if, in addition to this stipulation, there was some
23 type of timeline that, you know, if not done in one year, two
24 years, whatever, I mean whatever should the should the dais
25 decide that would be a stipulation they would entertain, is

1 that something that can be done on the staff side? Is it -

2 KRAUSS: Yeah, Vice Chair, I noticed the attorney
3 just popped up right away as soon as you said that. You can
4 put performance standards on roads, and that's a permissible
5 thing. It's just, the market, as you know, developers with
6 markets, they don't know what the future will bring, so they
7 don't want to obligate something in the future. You could do
8 it based upon not time, but you could do it based upon number
9 of homes, is another way to do it. Another way to approach a
10 performance standard, as opposed to time, because that's
11 somewhat arbitrary, especially with the market, but homes
12 might do it.

13 OBERHOLTZER: Mr. Vice Chair, could I add? For your
14 records - and I did sign in earlier, thank you - Carolyn
15 Oberholtzer, with Bergen Frakes Smalley and Oberholtzer, 4343
16 East Camelback. I am outside land use counsel for the Arizona
17 State Land Department. And one of the tricky things about the
18 Land Department is all of the property must be acquired. It
19 is not able to give land away, so right-of-way has to be
20 purchased. We are not able to commit to timeframes for
21 dedications because the State Land Department has no authority
22 to give right-of-way away. So this stipulation, I think is -
23 the clarification was being made, or proposed by the applicant
24 team - being the homebuilders, because the auction will
25 absolutely be for parcels A and B. But as we've discussed,

1 Area C has no services so that's going to be a longer
2 timeframe. But it is the connection point to Hunt Highway,
3 and so the Land Department wanted to make sure that it was
4 included in a comprehensive master plan for circulation
5 purposes so that everybody can plan for these routes. But
6 when these properties come through to plat, which would be the
7 next step after the auction, the successful bidders will come
8 and they'll do their tentative plat, that's going to carry
9 with it the requirement for an updated traffic study. That is
10 when you'll have the lotting, that is when you'll have the
11 traffic patterns, and that is when County staff will say,
12 these are the right-of-way dedications, this is the timing of
13 the signals. And so what this is meant to do is, because
14 areas A and B are different and separate physically and are
15 not part of the auction, those builders would not be able to
16 time the dedication of this road because it's adjacent to
17 parcel C, and parcel C is, when that develops, that property
18 would be dedicating that adjacent right-of-way. However, the
19 road exists. I think there's not a concern about there being
20 sufficient right-of-way currently for Hunt Highway. Were
21 there some situation where the County needs that right-of-way
22 in advance of these auctions, then there is that right-of-way
23 acquisition process with the State Land Department that the
24 County goes through in any circumstance where they need a road
25 through State Land property. So long-winded answer, just to

1 explain the dynamic of this, does not lend itself well to a
2 time stipulation, and that's why we connected it to a physical
3 property. But none of this changes the requirement for, in a
4 traffic study, going along with these plats, if that roadway
5 is a requirement of that, then they're going to have to figure
6 that out and time that, and that will have to be covered in
7 that plat application.

8 KLOB: So thank you for that explanation, and with
9 that in mind, instead of tying it to a timeline, what about
10 tying it to number of lots sold, percentage of development,
11 something along those lines?

12 OBERHOLTZER: Well, and that's going to be what this
13 traffic study would do. It was create a recommendation that
14 the County would then confirm in stipulations on the plat
15 cases, that once these things happen that is when those things
16 are triggered. At zoning, where we aren't really sure where
17 everything is going to go, we're not even sure we're going to
18 get to that ultimate lot count - many times these projects
19 don't develop at that ultimate lot - we're just at a, we're in
20 a blind spot on how this is going to develop, and it's really
21 at that plat process where you're going to have the
22 information so that you can adequately say, okay this is when
23 you're going to need that. And so at that point, that is when
24 the County would stipulate to those requirements. We just
25 don't have the benefit of enough information at zoning,

1 because we don't have the necessary triggers yet. We don't
2 know what the density on those - parcel B would be. It's very
3 likely that parcel B would be predominantly single family, so
4 it's just, again, all of the guardrails are in place with the
5 County's engineering standards and with their process and with
6 the engineering that has to be done at plat. Just are
7 highlighting this now, because again, it's that physical
8 separation to Hunt Highway that these properties wouldn't
9 have. So normally when a landowner acquires the property,
10 they're able to say, yes, and I will give you this now, but
11 that land is separate. If that land is required as a part of
12 those improvements, then they will have to acquire that land
13 from the Land Department, if it hasn't already been dedicated
14 to the County. It may very well be by that point. This is
15 just a timing of dedication requirement, this isn't a timing
16 of improvement.

17 SCHNEPF: Can I interject something real quick? Can
18 we pull up the map that has the three distinct parcels with
19 the roads in it? Correct me if I'm wrong, did the road that
20 go from Tourmaline to Hunt Highway, is that not in parcel B at
21 the very Southern end? Or does it cross over?

22 OBERHOLTZER: It clips parcel C, and that is going
23 to be included within the auction parcel. That right-of-way
24 is going to go with the auction property.

25 MOONEY: Which auction?

1 OBERHOLTZER: The auction for A and B. That's a
2 great clarification, sorry. Thank you, Vice Chair and
3 Commissioners. Yes, so that roadway -

4 SCHNEPF: Those two parcels will be auctioned
5 together.

6 OBERHOLTZER: Correct. A and B are going in one
7 auction.

8 SCHNEPF: So then that's when the right-of-ways and
9 stuff will be entertained, with B and C.

10 OBERHOLTZER: So the auction for A and B will come
11 with right-of-way dedication requirements. So the ultimate
12 purchaser will be buying all of the land necessary to then
13 dedicate to the County for those parcels, and that is why that
14 connection point through C is there.

15 SCHNEPF: I could just see where some of the
16 heartburn could be that if B developed and C stood there for a
17 long time and traffic that road was made, then we're putting a
18 lot of traffic onto Hunt Highway without C being auctioned.
19 But if they're together, I get that.

20 OBERHOLTZER: Well, and so again, this stipulation
21 is just with regard to the width of the dedication. There is
22 Hunt Highway right-of-way, there's the road there now, so this
23 is not presumed that improvements couldn't be made within the
24 existing. If there are additional that are necessary, then
25 yes, that would have to be figured out. But the way that it's

1 configured right now, there shouldn't need to be any
2 additional right-of-way dedications or improvements that would
3 be beyond the existing improvements onto Hunt Highway in
4 parcels A and B. So, but again, when it comes through in
5 plat, this is going to be vetted and determined through the
6 County's review process and the engineering department and
7 staff. So - and with regard to what is platted, because while
8 we've talked about density ranges, again, these are just
9 setting, you know, the outer limits of what is possible here,
10 and it is quite likely that it would not even develop as
11 densely as it would be entitled to be developed.

12 SCHNEPF: Yeah, and I get that. It helps for State
13 Land to be able to sell if there's already these type of
14 entitlements on or these - my beautiful voice. So it helps
15 for the sale of the land when State Land is involved and they
16 know that there's going to be something of a determination.

17 OBERHOLTZER: That's correct.

18 SCHNEPF: It just makes sense now that if A's going
19 to be sold separately and B and C are going to be together,
20 then that's when the roadway and - I see what's going on.

21 OBERHOLTZER: Let me clarify. It's A and B that are
22 going together.

23 SCHNEPF: Oh, A and B.

24 OBERHOLTZER: Yes, correct. A and B are one
25 development parcel that will be auctioned together. In fact,

1 that auction was scheduled last year and it was postponed so
2 that this process could proceed. So it is ready. Once these
3 entitlements - once the entitlement package is approved for
4 this, the Land Department is prepared to schedule the auction.
5 But because of the process that's required prior to that with
6 regard to notifications - that's why Alex mentioned Q1 of next
7 year, that's when it's probably going to go, but no, it's A
8 and B together that are going together, but with the extension
9 out to Hunt Highway that clips the bottom of C. That's
10 included within the auction.

11 SCHNEPF: And then, so I see where Vice Chair Klob
12 is having the issue because we're putting traffic now on to
13 Hunt Highway from that development and we don't know when C
14 will ever be sold or developed. So I get both sides here.

15 OBERHOLTZER: Correct. Yes. This would just be
16 dealing with that frontage of Hunt Highway along C.

17 SCHNEPF: Okay.

18 OBERHOLTZER: That's just that frontage, correct.

19 KLOB: That's where my issue is coming in, is if
20 this becomes for whatever reason a zombie site, then it never
21 gets developed and the 2,000 homesites - essentially 4,000
22 people driving - are not getting the benefit of updated
23 roadway until such time in the future. You know, you would
24 hope that a commercial development would come in quickly, but
25 we've all seen in San Tan Valley - I'm in the Maricopa side -

1 where commercial sites sit, you know, we have sites that have
2 sat - potentially great sites - sat for 20 years and not
3 developed. And this is my concern with this area and how do
4 we get, you know, what the bulk of this community is going to
5 need. And some could argue it's a bit unfair to put this all
6 onto the future owner of lot C, but that's not our issue.
7 Because, you know, we have two things happening here. We
8 have, you know, all this traffic coming onto, you know, Judd
9 and Gantzel Road, in addition to going onto Hunt Highway and I
10 think, my personal opinion is, is I think we need to work on
11 some type of - be it time, be it percentage of development, be
12 it some type of caveat that pushes back on whoever picks up A
13 and B knows that, hey, if C never happens, at some point you
14 are going to be responsible for developing this and making it
15 happen. I'd be open if staff wants to chime in a little bit
16 to kind of help move this along, but -

17 OBERHOLTZER: We have stipulation 9 in the case,
18 which might be beneficial to bring up on the screen. I don't
19 know, Glenn, do you have the full set of stipulations in here
20 or just the staff report?

21 BAK: I do have it in the staff report, so -

22 OBERHOLTZER: Okay, in the staff report you have
23 stipulation 9, which is again that - I don't have it up on the
24 screen, but I can read it. And this is the traffic impact
25 analysis that basically trumps everything else. And this is a

1 traffic impact analysis or traffic impact statement will be
2 required to be submitted to the County Engineer at the time of
3 tentative plat or site plan submittal for review and approval.
4 All peripheral road and infrastructure improvements shall be
5 per the approved traffic impact analysis to mitigate impacts
6 on all surrounding roadways to be completed at developer's
7 cost. These may include construction of acceleration and
8 deceleration lanes, left turn pockets, traffic signals or
9 other public improvements as approved by the County Engineer.
10 The TIA shall be in accordance with the current Pinal County
11 TIA guidelines and procedures and shall be approved prior to
12 the tentative plat approval. So when the tentative plat comes
13 to you, there will be a traffic study that is required, per
14 this stipulation, to come with it and if that study recommends
15 that those - that that dedication happen, then that developer
16 is - if that land is not already dedicated - and again,
17 nothing about this limits the dedication of that land prior
18 to, this is just the 75, the full 75 foot half street of Hunt
19 Highway dedication that we're talking about, as the outside
20 point - to your point about timing - the outside point would
21 be when area C is finally - is included within a final plat.
22 But none of this - if this is a requirement of the development
23 of A and B, then the plat stipulation would be for that
24 dedication to occur on the schedule that you're trying to
25 articulate at this point. So I just bring this up to say that

1 this stipulation on the zoning is what will secure the
2 County's ability to time that improvement, even if it's
3 offsite it's outside the boundary of the property to that
4 development. So at that time, again, if it's not already
5 dedicated, then that is what would trigger the requirement for
6 that improvement with A and B. So it's not like the County
7 would be - the future residents would be in a situation where
8 they weren't able to access that improvement, that improvement
9 would have to proceed the development.

10 KLOB: Okay. I guess part of me then comes back to,
11 even with that in mind and from a legal standpoint, how do you
12 force a future owner, possibly even the State if this doesn't
13 sell at auction for whatever reason, to rededicate that land,
14 even if a traffic study does warrant it and if it didn't sell
15 at auction, then I mean there's a whole can of worms that
16 happens here.

17 OBERHOLTZER: It is. But we have some helpful
18 things in the toolbox. There is a statute that in the very
19 unique situation, allows the State Land Department to tie the
20 dedication of right-of-way for offsite land to an auction, if
21 the property is zoned. That is a State statute that only
22 allows that scenario if the property adjacent to it, it is
23 going to trigger that development, is zoned. So that's one of
24 the important reasons to include area C in this zoning
25 package, is so that the State Land Department does have the

1 ability to make future purchasers of the property, so that the
2 public bidding process will have to acquire that right-of-way.
3 And so - and that will enable them to then dedicate that
4 right-of-way to the County. So there is a mechanism already
5 in place to allow this so that if parcel A and B owners need
6 that land, the State has the process in place to allow it if
7 area C adjacent to it is also zoned with it. So that's one of
8 the important reasons of keeping area C in this, even though
9 we're just not like quite sure what's going to happen with the
10 infrastructure with EPCOR. But if it does not sell at
11 auction, then it's not developing, right? That is the only
12 way the property will ever develop is if it's sold at auction,
13 and so there wouldn't be any traffic in that event to handle
14 if it's not sold at auction. But this process does allow for
15 the dedication of that land to be attached to the A and B
16 parcels. It's a unique situation of State Trust Land and
17 statutes, but it is all of the tools to require this are
18 there. It would not be a situation where it is inaccessible
19 to the County or the developer to get at that land if they
20 need it to be improved to handle the traffic from the
21 development.

22 KLOB: Okay, thank you. Can we have stip 7 up? I'm
23 always concerned when there's vague terminology in
24 stipulations, and I get why we need it. This one says, you
25 know, we'll let the County engineering be provided with

1 sufficient advanced notice. What does that mean? Is that 24
2 hours? Is that 30 days? Is that - and that's the, you know -
3 ??: The normal process.

4 STEDMAN: Yeah, I'm hearing from my client, Vice
5 Chair. It's a normal process. So it would be - we would
6 identify some of these things, I think, during the
7 construction document, you know, preparing the plans, we would
8 identify some of these issues. We could put the County on
9 notice that, you know, we anticipate these things, but it
10 won't be a day of, it won't be a day before, that's not what I
11 think I'm hearing. I think I'm hearing there's going - I'm
12 going to use vague terminology again, but there's going to be
13 sufficient heads up on this before this happens. And I don't
14 know if we can - months? Months.

15 KLOB: I like that answer.

16 STEDMAN: Okay, I do too.

17 KLOB: With that in mind, I just had another case
18 like this, where there's, you know, potentially, you know,
19 single point of access for emergency vehicles and there's
20 temporary roads. There's lots of ways to accommodate this.
21 It gets messy, but I think it's important to maintain two
22 points of access at any given time, especially if we're
23 dealing with - we have people living in this community. I
24 mean if the road goes in and there's nobody living there, then
25 no harm, no foul. But if we have 500 homesites that have been

1 developed and now we want to block, you know, Tourmaline Road,
2 you know, because we've got to bring the sewer line across and
3 all these people are used to using it, that's a bigger
4 challenge and we block it from emergency access for those
5 people. So I actually would like to see maybe an amended stip
6 to allow for, you know, in the event that there's a closure of
7 it, because it's such a high traffic road, that there is two
8 points of access at any given time for emergency.

9 STEDMAN: Yeah, and Vice Chair, we share those
10 concerns. Your concerns are our concerns as well. I wish I
11 had a map up that showed the regional, but Tourmaline is not
12 the only other secondary point of access for the existing
13 community to the south for Copper Basin. So I think what
14 we're talking about is probably preparing a little bit of a
15 strategic plan with the County ahead of these closures, and
16 with fire involved as well, to say look, do we have sufficient
17 alternative access? Is this a safe condition? All those
18 things, and then determine our timelines for closure. I think
19 we can work this out. It's not a cul-de-sac situation where
20 people are trapped or have one alternative point of access.

21 [No audio for 10 minutes]

22 SCHNEPF: ...Road, or is the language good that you
23 think is there?

24 KLOB: The fire code I think actually gets into
25 that, the separation between access points and so on.

1 KRAUSS: There are ways you can - there are a couple
2 of ways you can skin that cat, but so - but you want to give
3 us a little bit of - I think the intent is two separate, we
4 could put separate there.

5 KLOB: Yeah. There's private fire lanes, there's
6 all kinds of different ways to make it, make it work, but I
7 like that change.

8 KRAUSS: Okay.

9 KLOB; Commission, that's good? Any other thoughts
10 on other changes to stips? Do we - I apologize - do we want
11 to change 5? Leave it as it is?

12 MOONEY:. I agree with removing the area C. As it's
13 been stated, they have to come back before us anyway, so let's
14 just remove that for now, and when it comes back before us.
15 Because that is a serious concern for Hunt Highway.

16 PRANZO: Changing 5 now will put the horse back in
17 front of the cart.

18 KLOB: Yeah, I would agree.

19 ??: I agree.

20 KLOB: Agreement to remove that? Take out for area
21 C? Staff good?

22 KRAUSS: Yes.

23 KLOB: Any other comments on this? I'm open to a
24 motion. If not. Commissioner Mooney.

25 MOONEY: So the first case, I move the Planning and

1 Zoning Commission forward a recommendation of conditional
2 approval for case PZ-PA-016-24 to the Board of Supervisors.

3 KLOB: With zero stipulations.

4 MOONEY: Oh, zero stipulations, not listed.

5 KLOB: Do I have a second?

6 SCHNEPF: I'll second.

7 KLOB: Second by Commissioner Schnepf. All in
8 favor?

9 COLLECTIVE: Aye.

10 KLOB: All opposed? Motion carries. Item number 2.
11 Do I have a motion? Commissioner Mooney.

12 MOONEY: I move the Planning and Zoning Commission
13 forward a recommendation of conditional approval for case PZ-
14 PD-018-24 to the Board of Supervisors, subject to the
15 following 15 stipulations and two changes to the stipulations.
16 One on 7(a) as amended, that was read by Harvey, and number 5,
17 remove for area C. And it's not a stipulation, but to change
18 the five foot setback for rear and side yards in their chart.

19 KLOB: Very good, do I have a second?

20 HARTMAN: I'll second that.

21 KLOB: Commissioner Hartman. All in favor say aye.

22 COLLECTIVE: Aye.

23 KLOB: Any opposed? That motion carries. And we
24 have - we skipped over one. PZ-030-24, with its one
25 stipulation. Do I have a motion on that one?

1 MOONEY: Oh, I'm so sorry. You're right. I'll make
2 a motion.

3 KLOB: Commissioner Mooney.

4 MOONEY: I move the Planning and Zoning Commission
5 forward a recommendation of conditional approval for PZ-030-24
6 to the Board of Supervisors, subject to the following one
7 stipulation.

8 KLOB: Do I have a second?

9 HARTMAN: I'll second that.

10 KLOB: Commissioner Hartman. All in favor say aye.

11 COLLECTIVE: Aye.

12 KLOB: All opposed? Motion carries. Very good.

13 Thank you guys. With that one, we'll move on to PZ-08-25, and
14 - yeah, PZ-PD-005-25, and SUP-006-25.

15 PANCHENKO: Good morning Vice Chair, Commission
16 Members. My name is Valentyn Panchenko, I'm planner for those
17 three cases, for the project Mitchell Trail Commercial. Those
18 three items, one is a rezone from General Rural to General
19 Commercial C-3, a PAD overlay district, and special use permit
20 to operate an outdoor storage facility for construction-
21 related materials and vehicles. It's located to the northwest
22 of the Town of Florence, almost two miles to the east of
23 intersection Hunt Highway and East Arizona Farms Road. Its
24 size is 9.94 acres. And the applicant is present here today.
25 Here's a general location of the property. Here's a zoning

1 map. Vicinity map. Aerial map. View of the property. To
2 the north and to the south. To the east and to the west. And
3 the notice sign that was published for this public hearing.
4 So the history of this subject property is pretty generic. It
5 was GR since the beginning, 1962. The surrounding area's more
6 interesting because it's a mixed land use from rural
7 residential to the south and to the east, and commercial and
8 industrial to the west of the property. Property's currently
9 undeveloped, and it's also located between two railroad lines.
10 Each one, one and a half miles away and two and a half miles
11 away, respectively. That can be important when someone would
12 like to rezone to some industrial, and that's location can be
13 considered. In this case, it's rezoned for Commercial C-3.
14 Here's a development plan for this proposal, and the plan
15 provides the following: General internal circulation layout
16 with two entry points. There is public utility easement.
17 There is a 40 foot right-of-way dedication along the frontage,
18 and a 10 foot landscape buffer around the perimeter of the
19 site. Also that buffer will provide visual screen from
20 adjacent rural residential properties to the east, that is
21 already established, and there is no established residential
22 to the south or to the north of this property. Also, to meet
23 C-3 development standards, the site will be enclosed with a
24 six foot high solid masonry screen wall. Here's a basic
25 landscape map with screen, that buffer I mentioned previously.

1 With a PAD overlay district, even it's a slightly less than 10
2 acres, which requirements for PAD overlay district, it's 9.94
3 acres, but Commission may decide to apply PAD overlay district
4 for smaller sizes parcels, in case if it will be - seem
5 suitable and reasonable. So talking about this PAD overlay
6 district, there are several PAD overlay districts to the west
7 of this parcel that covers industrial and commercial areas,
8 they were already approved for the smaller areas. And because
9 this area also adjacent to rural residential areas, it seems
10 reasonable to put PAD overlay district rules and restriction
11 to this area to limit only the proposed use. And in the PAD
12 book, applicant also provides table with prohibited uses that
13 are allowed for this zone. They're excluding such general
14 uses as schools, hospital, medical cares, etc., and they are
15 also making a extended list of storages and yards with more
16 precise description what they're going to put there. Not
17 just generic category as storage, general, but they're putting
18 all of those detailed, what will be put on that land so
19 Commission can evaluate in details what is proposed by
20 applicant to put on that land as a storage. But here is, like
21 I need to admire that this is a good move from the applicant
22 because applicant doesn't want to hide something under the
23 generic and general category of storage. They're fully
24 describing what they are going to do there. Also applicant
25 doesn't provide any additional proposal for amending

1 development standards in PAD book, so all remaining
2 development standards are the same as per code. There was no
3 - as of today as well, there is no letter of support or
4 opposition for this case. And SUP listed in PAD book
5 explaining in detail different types of storage facility it's
6 aimed to serve, so I see that the application it's full and
7 complete. And regarding to a special use permit, Commission
8 is obligated to identify factors for consideration when
9 reviewing the special use permit request, and that is traffic
10 condition, provision of services and utilities, the relation
11 of the proposed special use and surrounding uses, which is
12 more relevant to the mixed use zones to the west. And it's
13 fully provides transition from industrial uses to the west to
14 residential to the south and to the east. There is one
15 stipulation for rezone, 11 stipulations to PAD book, and 8
16 stipulations to special use permit as presented in stuff
17 report. Any questions to the stuff?

18 KLOB: Any questions to staff? Commissioner Mooney.

19 MOONEY: Can you go back to page 16? Just a couple
20 slides. One more. So it's an outdoor - no, you were right.

21 PANCHENKO: That one.

22 MOONEY: Yeah, 16. Outdoor storage facility for
23 construction-related materials and vehicles. I guess I didn't
24 see any shrubbery or anything for - was it just gonna - is
25 there anything going to be protec - not protecting, but making

1 it not viewable?

2 PANCHENKO: There was, there will be 10 foot
3 landscape buffer and six foot tall masonry wall.

4 MOONEY: Oh okay. All right, I missed that. Thank
5 you. That's it.

6 KLOB: Any other questions of staff? I had one. If
7 we can go back to their overlay site plan, I think one or two
8 pages. One more. That one. Any challenges - it looks like
9 the access road being stabilized rock, any challenges from the
10 city or from the County, I mean, having trucks, potentially
11 larger trucks coming and going with only a stabilized base?

12 PANCHENKO: There was no comments from engineering
13 regarding the access points at the point of time

14 KLOB: Okay. Very good. All right, any other
15 comments? With that, I'll bring - let the applicant come up
16 and speak.

17 SANKS: And good morning acting Chair and
18 Commissioners. Jason Sanks, Iplan Consulting. There's no
19 dogs on today's agenda. I had to say it, I couldn't help
20 myself. And thank you for your questions. I just wanted to
21 reiterate the, kind of the recap of the three cases in front
22 of you. A zoning case, a PAD overlay case and SUP. They're
23 all really related. Essentially we're taking GR zoning and
24 requesting C-3 with a PAD. The entire intent of the PAD is to
25 skinny down the use list and protect the GR zoning around it,

1 so there's a very limited select use of uses, with the intent
2 of requiring an SUP for the outdoor storage uses. So with
3 that, we have a companion SUP case to allow the outdoor
4 storage uses. Directly addressing the concern about
5 buffering, in the packets the latest version of the landscape
6 plans does show a 10 foot landscape buffer on the full 360 of
7 the project. What's interesting, though, as you know with
8 these kind of heavier commercial uses, is that the six foot
9 masonry wall will be on all four sides, so they'll fully
10 screen the entire site, but along Mitchell Trail, the
11 landscaping will be on the outside of the wall between the
12 street and the wall, so it beautifies the streetscape. But on
13 the other, the rest of the project, the perimeter wall wraps
14 the site and then the 10 foot of landscaping with trees, 30
15 feet on center, will wrap the interior of the site. So as
16 those trees grow, they provide a visual screen, if you will,
17 of whatever might be stored inside. So with the SUP and the
18 narrative, the last submittal that we did, we did kind of
19 itemize out the types of things we envisioned being stored
20 here. This would really be for - it could be storage of
21 vehicles, it could be storage of landscape materials, it can
22 be storage of landscape type of - not landscape, but
23 construction types of equipment that you might see. What's
24 interesting is that we did get one call from the public.
25 Nobody came to the neighborhood meeting, but we did have

1 somebody call once that sign went up and the gentleman called
2 me and unfortunately it came from a private number and I
3 couldn't call him back, but we did talk, and he was concerned
4 that there were vehicles already parked on the site. And I
5 didn't know that, and so I ran out there and I saw some cars
6 parked on the site. And the adjacent business to our north
7 has been growing and they, oh, it's a vacant property, so they
8 were starting to park cars, they were starting to spill over.
9 And, you know, so they were - we went back out there, we
10 talked to them and they moved their vehicles off of my
11 client's property. So there's no more vehicles there. But
12 you can see there, right there, actually this is a perfect
13 picture. It captures some of the work vehicles. That's the
14 kind of equipment we hope to put behind the six foot block
15 wall and landscaping with gates. And so the owners intend to
16 lease out spaces within this project so that people,
17 businesses like our neighbor, instead of using the property
18 kind of casually, could perhaps lease from us and then store
19 their stuff in a secure yard. So that's really why we're here
20 today. That's kind of the high level overview, and I did want
21 to note that we did have a property owner call - I think
22 they're a neighbor that may live to the south - the north and
23 southbound traffic on Mitchell Trail, there's quite a few
24 residents that come up to get to Arizona Farms Road on
25 Mitchell Trail, so I imagine that's one of them. But like I

1 said, I couldn't call them back because they called from a
2 private number, and so we just moved the cars. Hopefully
3 they're satisfied. If we can go to the aerial overshoot, that
4 would be great on the slides here. You can't see it, but
5 north of this parcel, since the time of this aerial being
6 taken, the business to the north, that's the one that's grown.
7 There's like a - I think they do earthwork and stuff. I'm not
8 exactly sure, but there's a business to the north of this
9 property. Then across the street, that's RV storage and
10 ministorage, so there's already storage in the area. There's
11 a lot of storage as you can see further to the north. Our
12 hope is to add storage, but in a more responsible fashion by
13 screening it and landscaping it. So I'm happy to answer
14 questions. I hope I captured some of the concerns about the
15 screening and the landscaping, but if you have additional
16 questions, I'd be happy to answer them.

17 KLOB: Any questions for the applicant?

18 SCHNEPF: Question. On the site, is there going to
19 be an office? Is there going to be employees onsite during
20 the day?

21 SANKS: Through the Chair, Commissioner Schnepf.
22 Actually, there's not a proposed office at this time. All of
23 the reservation bookings would be done online and then they
24 would be provided secure access gate codes to get into the
25 site.

1 SCHNEPF: On their own.

2 SANKS: On their own.

3 SCHNEPF: So no need for utilities as far as water,
4 sewer, stuff like that.

5 SANKS: At this time, I'm not aware that we'll need
6 to pull water or sewer, so it would be more of an outdoor
7 storage use.

8 SCHNEPF: Okay, thanks.

9 KLOB: Any other questions? Commissioner Scott.

10 SCOTT: I was just curious, when you showed that
11 loop around road and it was going to have gravel or something
12 on it, and then the remainder of the parcel of land, right?
13 The native soil, how are you going to keep the dust down from
14 that?

15 SANKS: Through the Chair, Commissioner Scott, as
16 part of the site plan review process, we do show it as native
17 soil now, but it may need to be fully dustproof. Because this
18 application, when the site plan review comes in, will be right
19 at the air quality control and they'll have comments on that,
20 and they'll likely require us to put some sort of a stabilized
21 surface down. We had the - we do have that up. This is
22 actually the older landscape plan, although I think the newer
23 one does reflect also that same terminology, but we are
24 proposing a dustproof roadway and dustproof surfacing where
25 there's going to be any activity so that we don't kick up the

1 dirt.

2 SCOTT: Add to it? Okay, thank you.

3 SANKS: Yeah, air quality control will provide
4 comments at site plan review, for sure.

5 KLOB: Any other comments? I just had a couple. If
6 we can go to the slide just prior to this? It looks like we
7 have several lots, if you will, will those be fenced off, you
8 know, chain link fence between each unit, or between each
9 space? How is that to be divided?

10 SANKS: Vice Chairman Klob, at this time I don't
11 have any notations on the site plan showing fencing. I
12 imagine if the developer comes in and they don't have someone
13 that takes the whole interior of the site as a single lessee,
14 and they do do all of these lots, they're going to have to
15 provide probably chain link subdividing fences within the lots
16 to provide security for the items that are stored in there
17 between other lessees.

18 KLOB: And with storage, equipment storage probably
19 not as big of an issue, but material storage that would be
20 allowed, is there the potential for future buildings on any of
21 these parcels?

22 SANKS: Vice Chair, yes, there's potential for that.
23 Within the PAD there are a list of other possible uses,
24 although right now there's no intention to build any buildings
25 in there, it's just for storage. The zoning would allow the

1 site to develop somewhat differently. So you've got the PAD
2 case there, which is the base zoning, but there was the base
3 entitlement, and then you have the companion SUP for the whole
4 site, which is the development intent at this time. But if
5 for some reason the SUP were to be removed in the future, the
6 underlying zoning would allow other uses, but they would have
7 to go through site plan review for everything. Now there are
8 items, especially some of the more high traffic, high volume
9 commercial uses that are listed as prohibited, so even though
10 those would be typical in C-3, those would be prohibited on
11 this site.

12 KLOB: And just because SUPs are all fresh on our,
13 does this carry with it a stipulation that carries with the
14 land or carries with the ownership?

15 SANKS: Through the Chair - I mean Chair - Vice
16 Chair, the SUP is tied to the land on this one. This one's a
17 somewhat different case than we've seen prior, where as
18 typical, all SUPs will carry with the land.

19 KLOB: Very good. Any other questions?
20 Commissioner Mooney.

21 MOONEY: I just have concerns with that SUP because
22 with the comment - and it's not necessarily you, it's with the
23 County - if it's tied to the land, but you have come and
24 presented - and maybe the applicant is here with you as well,
25 then I just - and I had it and it's like, yeah, go ahead and

1 you can run it for a while, and they just - I know it can be
2 taken away, but I just don't understand. The SUP should be -
3 and this may be - I'm saying it to you, but to the County, it
4 should not be. I mean I understand it's tied to the land, but
5 a stipulation that if whoever is running it is no longer
6 running it, they must come and reapply for an SUP. It just
7 does not make sense to me because it's just a special use
8 permit for the person that asked for it. The land didn't come
9 here and say hey, I would like to be a storage place. So
10 that's just very concerning. Thank you for asking that
11 clarity because I assumed it was like the last SUP.

12 KLOB: And I kind of share that same concern. And
13 Harvey, you want to add your two cents?

14 KRAUSS: I understand the concern of the Commission
15 in terms of ownership, because not all operators are created
16 equal and you could get different levels of maintenance and
17 certain things. If you'd like to add some kind of a
18 stipulation regarding change of ownership, we can do that.
19 But I mean, I'm just saying the code is pretty clear things
20 run with the land rather than with the individual. So we'll
21 be doing that for a lot of SUPs, unless we change the way we
22 do business fundamentally.

23 KLOB: Well, and I think where some of this comes in
24 is what's, you know, if it runs concurrent with the land
25 through the sale, then it's no different than a rezoning, or a

1 PUD all by itself. And I think that - and maybe that even
2 comes back to a second question, Jason, I'll come back to you
3 on this one is through a PUD you can already establish these
4 uses as part of your PUD or PAD approvals, why then go and get
5 a subsequent SUP?

6 SANKS: And I may, Vice Chair, but I'd like to
7 address two items if I can on this one. With this particular
8 land use, or this particular case, the proposed developer and
9 the owners are two different people, perhaps. So we might
10 have a change in like LLCs or trusts or corporations, but the
11 idea with the SUP is that there's a lot of conditions of
12 approval. There are items tied to the SUP, all of the
13 exhibits haven't been submitted, so whether John Smith or
14 Jason Sanks develops this, they're still tied to exactly
15 what's in front of you today, whether it's myself or somebody
16 else. So you do have the benefit and security of all of the
17 things that are here, it's not kind of a blank check SUP.
18 It's an SUP very much tied to everything the County's already
19 reviewed, all the departments, what you're saying, what's been
20 presented to the public. So in case it does change hands and
21 someone just runs off a cliff with something and does
22 something that's not in keeping with what you've reviewed and
23 approved, then the SUP could theoretically be revoked. So I
24 would hesitate to put an ownership requirement on every SUP,
25 that's just my advice because what if I'm - like one of my

1 other clients has a RV storage facility and now his son is
2 running it, and at some point it's probably going to transfer
3 ownership from the father to the son, it's still the same
4 family, but it's a different owner. Does he need to come back
5 for, you know, the same thing? You know, just to be careful
6 with that. I get it in some unique circumstances you might
7 not want that to transfer because it's unique, but in many
8 cases, a lot of these are just LLCs and corps that are
9 transferring back and forth, which would be - I don't think
10 that would be the intent. I think the intention is, a
11 developer that you see, you know, that's presented to you and
12 you trust gets approved and then sells it to somebody who just
13 makes a mess of the site and is a problem for the
14 neighborhood, that would be something else. That's my long
15 winded approach to it. I'd just be careful when we start
16 saying technically a change in ownership could be any variety
17 of, you know, businesses shifting ownership entities within
18 their own structures.

19 KLOB: True. And I had a discussion online with
20 someone the other day, kind of not, not this case or anything
21 related to this case, but on another case in that sometimes
22 the laws are written, not necessarily for the ones that abide
23 by the laws, they're written for the ones that don't. And
24 that's kind of what sometimes we have to look at, you know,
25 protecting the community from those that don't have the best

1 of intentions.

2 SANKS: Exactly. And I would say with this one, you
3 know, there are a number of things that are tied to this
4 request, which include the landscape plan that showed the 10
5 foot perimeter, all the strips, including the six foot block
6 wall, all of those things are tying into this, which whether I
7 do it or somebody next to me does the same project, if they
8 build exactly that and operate it as presented, then it's the
9 same impact. I think I may have had a second point, but you
10 had asked me another question and now I forget what that was.

11 KLOB: I had asked why, instead of going the SUP -

12 SANKS: Oh right. Okay, thank you for that
13 question, Vice Chair. That would be kind of a direction that
14 we would need to sit down with the County on and determining
15 from a legal perspective when we're looking at PADs versus
16 SUPs, can we just make a more robust PAD that sweeps in all
17 the contemplations that an SUP does? In the code, the SUPs
18 specifically state you need to make all of these litany of
19 findings. I'm not certain that the way the PAD is written, if
20 it would still capture that meeting of findings requirement.
21 I mean I imagine at some level you could make the case for
22 that, but to keep things - I know it doesn't seem simple to
23 have a companion case, but I think the structure of the way
24 the code is written, you've got the PAD bucket here, and then
25 the SUP considerations bucket here, and I thought well let's

1 just do two cases because that's what we know. And that's how
2 we've been doing business. But I think for the future if they
3 want to change the PD code, they could make it different.

4 KLOB: Okay, thank you. Commissioner Mooney.

5 MOONEY: I just, can we add that to our list of
6 things to discuss just for clarity? You brought one other up,
7 so I'd like to add that if we could, Harvey.

8 KRAUSS: Yes. We struggle with this issue.

9 MOONEY: We don't need to discuss it now, if we can
10 just add it to a future agenda for us to discuss, I would
11 really appreciate.

12 KRAUSS: I sure would like to. Thank you.

13 MOONEY: Okay, thanks.

14 SCHNEPF: Question Vice Chair.

15 KLOB: Commissioner Schnepf.

16 SCHNEPF: More clarification from staff, either
17 Valentyn or Harvey. On the SUP being tied to the land, what
18 is triggering the SUP to be removed other than violation? A
19 change of ownership in the land? Or what would trigger them -
20 it would be perpetual then, correct?

21 KLOB: Yes.

22 KRAUSS: Just generally, philosophically, SUPs are
23 tied to the land, but the way they supposed to work is not
24 like a zoning where you're changing wholesale use. You're
25 saying that this particular use fits in this neighborhood at

1 this particular time, with these stipulations and
2 requirements, and the County or a city could put in
3 performance standards, stipulations, as well as a time limit
4 to have it re-evaluated every so often to determine whether
5 they're meeting up to their obligations that are being
6 stipulated in that special use permit.

7 SCHNEPF: And that's what I'm trying to get at, is
8 perhaps there's something in there that we stipulate a time.

9 GAREY: Sorry, if I may interrupt just for a moment.
10 There is actually a provision in our code, Vice Chair Klob,
11 Members of the Commission, Commissioner Schnepf, under our
12 code it says here, that an SUP shall be valid for the duration
13 of the special use, provided the use remains in conformance
14 with the conditions of approval - which is what you mentioned,
15 right, not being in violation - and is not discontinued for 12
16 consecutive months. So if they don't use their - if they're
17 not doing anything on the property for 12 months, consecutive
18 months, effectively that SUP would be voided.

19 SCHNEPF: However, we could add a stipulation that
20 would say, you know, in 10 years we could have the - a review
21 of the SUP and make sure that they are still in compliance. I
22 mean that could be something that could be added.

23 KLOB: But then does that - just who does that
24 compliance review and does that just add to our compliance
25 department's workload?

1 KRAUSS: Yes, both. Yes, yes. It would be - you
2 know, I've never - I haven't - usually 10 years is a long
3 time, I've usually seen them five years, re-evaluate them.
4 But it would be staff obviously to have to do the compliance
5 review.

6 KLOB: And, I mean as we've discussed in the past, a
7 lot of this is complaint based. So, you know, if they're not
8 living up to their standards, you know, in theory the
9 neighbors could call and complain.

10 SCHNEPF: And the stipulation would say, well in
11 five years though, we are requiring a review of the process of
12 the SUP. So that's just something for consideration.

13 KLOB: No, I like that.

14 SANKS: If I may, Chairman.

15 KLOB: Please.

16 SANKS: I just wanted to provide some - if I can
17 provide some perspective on that. I actually had, depending
18 on the type of development, as I sometimes call it the
19 wrecking ball stip, because even though you may not think if
20 somebody is performing well in five years or 10 years, you may
21 just very well re-approve it. If that's the case that you're
22 talking about, re-approval versus just compliance checking.
23 The idea is, is that if somebody, let's say, makes hundreds of
24 thousands or millions of dollars of investment on a site for
25 that proposed use, but you've kind of throwed out - you've

1 thrown a sunset clause on that perspective use, then that
2 owner may not even be able to ever do something else with that
3 property or even get financing for that property. Because
4 when they pull the approval, they'll be like we're not going
5 to give you X because we don't even know you can do your
6 business plan after five years from now because there's a
7 wrecking ball stip on it. And that's what I've called it.
8 And in fact, I had a self-storage facility - Maricopa County
9 used to do time strips on SUPs for storage, and it really
10 wreaked havoc on my clients' financing for their projects
11 because they -either, they couldn't get it or it'd increase
12 their costs, because they didn't know after 10 years if they
13 spent \$6 million, if that property was even worth that anymore
14 because they could theoretically have their ability to do that
15 use suspended. It's just something to contemplate. I know
16 this is outdoor storage, but -

17 SCHNEPF: I think in what I was trying to get at was
18 in a review process where they had to come back before the
19 Board or the Commission, it would be just staff saying, okay,
20 in five years we're just going to see your property and make
21 sure that, you know, you're doing what you said you were going
22 to do. And then if that's good, okay good, and maybe another
23 five years, you know, we'll come out or whatever it might be.
24 Not a whole review process, that wasn't my point. I wouldn't
25 want to put that burden on the -

1 SANKS: Understood, and thank you Commissioner
2 Schnepf. And if I may share one more other thing. In a
3 different jurisdiction, there are quarterly reports done for
4 special permits that are provided to the counsel and
5 Commissions as to compliance or noncompliance of approved SUPs
6 and permits. So that's something to think about. There's a
7 way to do it, it just adds to staff's to do list. So just
8 letting you know it exists. You're right, you're onto
9 something.

10 KLOB: Commissioner Mooney.

11 MOONEY: Along with what Daron was saying, and
12 attorney Daron, it can stay vacant and not be in use for 12
13 months, but who's to know when it actually starts? So I do
14 like the check every five years or something like that. They
15 may get there the day before they stopped for 12 months or
16 something, no one's really going to know. That person's not
17 going to call up the County and say, hey, I'm closing the
18 doors for six months. And so I think that would be the only
19 reason I didn't expect them to come back before the Commission
20 either, it was more of just a checks and balances with the
21 County. That's all, just more of a statement. Thank you.

22 KLOB: Any other questions or comments for the
23 applicant? Hearing none, thank you, Jason. I'll open up the
24 public portion. This will be for all three items. And I do
25 have two speaker cards.

1 ??: That's for the next case.

2 KLOB: Oh sorry, these are for H and I. So then
3 I'll hold those for the next card, thank you. Anybody else
4 want to speak to this case? Seeing none, I will close the
5 public comment section and bring it back to the Commission for
6 discussion and/or motions. Commissioner Mooney.

7 MOONEY: I move the Planning and Zoning Commission
8 forward a recommendation of conditional approval for case PZ-
9 008-25 to the Board of Supervisors, subject to the following
10 one stipulation.

11 HARTMAN: Vice Chair, I second.

12 KLOB: Second, Commissioner Hartman. All in favor
13 say aye.

14 COLLECTIVE: Aye.

15 KLOB: All opposed? Motion carries. Next one.
16 Keep a good thing going, Commissioner Mooney.

17 MOONEY: I move the Planning and Zoning Commission
18 forward a recommendation of conditional approval for case PZ-
19 PD-005-25 to the Board of Supervisors, subject to the
20 following 11 stipulations.

21 SCOTT: I second that.

22 KLOB: Second, Commissioner Scott. All in favor say
23 aye.

24 COLLECTIVE: Aye.

25 KLOB: Any opposed? Motion carries. And the next

1 one is the SUP. Do we want to discuss any of the - adding
2 something to the - there's eight stipulations, either adding
3 one?

4 SCHNEPF: I did say if we have the concerns, there's
5 a proposal for putting a stip in for just a review process in
6 five years, or whatever time we deem appropriate or not.

7 MOONEY: Within house.

8 SCHNEPF: Yeah.

9 MOONEY: Within the County.

10 SCHNEPF: Yeah, they would not - applicant would not
11 come before the Board or Commission. That's a proposal that's
12 out there to the Commission.

13 MOONEY: What does the staff think?

14 HARTMAN: Vice Chair, question. Would that be an
15 added stip then?

16 KLOB: I think that would probably be an added stip.

17 MOONEY: They're talking, so -

18 KRAUSS: The question is, do you want to add one or
19 you're asking for a five year stip? Did you have some
20 concerns?

21 GAREY: Just a quick comment, Vice Chair Klob,
22 Members of the Commission. In terms of stipulations, if it's
23 a stipulation for staff - normally stipulations are
24 requirements that are placed upon the applicant to do certain
25 things. In this case if you're placing a requirement upon

1 staff as a stipulation, in essence, you're allowing staff - in
2 other words the question is, if staff doesn't do that, are
3 they in viola - is the applicant in violation of the SUP,
4 right? Because it's not a requirement upon the applicant, it
5 would just be instruction to staff to look into it. I don't
6 think that it would be appropriate to require as a stipulation
7 of the SUP that staff do something.

8 BAK: You know, if could can chime in on this -
9 albeit not my case. I did code enforcement for about nine
10 years prior to planning, and planning about 17-18 years now.
11 We had this kind of a stipulation routinely at Maricopa County
12 and it was an administerial nightmare. Also, from a code
13 enforcement perspective, it's very difficult. So I would
14 remind the Commission that, you know, we have code enforcement
15 that's complaint driven, so if somebody sees something that
16 they pull up those stips and they see that it's not in
17 compliance, then they can always call code enforcement, and
18 then it gets on our radar.

19 KLOB: I think that's a good point.

20 SCHNEPF: I think the following information is
21 valid, and so yeah, we won't want to put any undue burden on
22 the staff to do that. It was just the concern that was given
23 earlier about, you know, this is a SUP into the future. So I
24 wasn't proposing, I was just comment.

25 KLOB: Very good. Everyone good with that?

1 Commissioner Hartman?

2 HARTMAN: Vice Chair, I'll go ahead and move to
3 approve. I move that the Planning and Zoning Commission
4 forward a recommendation of the conditional approval of case
5 SUP-006-25 to the Board of Supervisors, subject to the
6 following 8 stipulations.

7 KLOB: Very good, do I have a second?

8 SCHNEPF: Second.

9 KLOB: All in favor, say aye.

10 COLLECTIVE: Aye.

11 KLOB: Any opposed? Motion carries. Thank you. I
12 think we're going to just take a quick five minute break.

13 ??: Cinco minutos.

14 KLOB: Reconvene at, let's say reconvene at 11:15.

15 [Break]

16 KLOB: ... Planning and Zoning Commission hearing, and
17 we'll start off with PZ-006-25. Glenn. Glenn.

18 BAK: Good morning, once again, Vice Chair Klob,
19 Commissioners. So -

20 KLOB: Actually I just called, I called -

21 BAK: Yeah, I believe it's 006-25, PZ-006-25.

22 KLOB: Okay. Yeah, that's what I have, it's not
23 what's on the screen.

24 BAK: Correct.

25 KLOB: Okay.

1 MOONEY: The - his paperwork says 006, and the
2 agenda says 008.

3 KLOB: Okay.

4 MOONEY: Sorry, that's still not it.

5 KLOB: Yeah, L.

6 ??: L.

7 KLOB: Yeah.

8 ??: (Inaudible).

9 KLOB: Yes. What's on the screen is a different
10 number, is that -

11 BAK: So that's an error on the screen, so yeah.
12 It's American Eagle Ready Mix, so I think we're good.

13 KLOB: Very good. Awesome. So PZ-006-25, is that -

14 BAK: Correct. So PZ-006-25, otherwise known as
15 American Eagle Ready Mix. This is a requested - can you
16 advance that? Not responding to clicker. Okay. So this is a
17 rezoning from Light Industry to Warehouse CI-1 to Light
18 Industry I-2 for a portable concrete batch plant. Size of the
19 parcel is 2.69 acres. This location is northeast of East
20 Pinal Airpark Road and South Jet Drive. Owner/applicant is
21 Michael Smith, and Dan Burgess is the applicant, so if you can
22 advance that. So then here's the general location, the very
23 south-central portion of the County, about two miles or so
24 east of Pinal Airpark. This shows you the zoning map for the
25 case and the surrounding zoning. And this is an aerial view

1 of the property. As you can see, there's pretty much nothing
2 around that. You'll see to the southwestern portion of that
3 picture, a long, elongated object. That's a 747 fuselage that
4 you may have seen as you've driven out there. And this is the
5 600 foot buffer map. This is a conceptual site plan of the
6 project. So this batch plant here, it's essentially helping
7 to support a, I believe, soon to be built solar project that
8 was recently approved. There's that, what I was alluding to
9 earlier, so this is looking north into the subject site.
10 South, across the road. East. And then lastly, west. So,
11 items of consideration. Over the past year, the owners
12 operated a batch plant on the property under approved
13 temporary use permits, so they would just simply like to
14 continue that use. So the request to rezone to I-2 would
15 allow the proposed use and allow this to be on a more
16 permanent basis to support the nearby SunZia solar project.
17 At the time the report was written, no items of support or
18 opposition had been received. So 9 stipulations were listed
19 in the staff report and staff would be happy to entertain any
20 questions the Commissioners may have.

21 KLOB: Very good. Come back. Commissioner Mooney.

22 MOONEY: So they're wanting to rezone now when
23 they've just been under a TUP?

24 BAK: Correct, because the TUP is for - hence the
25 name, temporary use permits for a limited duration of time, so

1 it's a very short typically period of time.

2 MOONEY: But can't you renew? I mean if they're
3 just doing cement for the solar project, can't you just keep
4 renewing the TUP?

5 BAK: No, it's my understanding they can't keep
6 renewing it, it has to, you know, be rezoned or either cease,
7 so that's why they're in this situation.

8 MOONEY: So is there another zone it could be
9 besides I - I'm sorry, I-R, was that?

10 KRAUSS: Chairman, let me - Commissioner Mooney, let
11 me clarify one thing. They started the project because of the
12 Sun - what is it, SunZia project, however, they do have enough
13 business. They want to maintain a permanent area there in
14 Pinal County. They have a place in the West Valley, so they
15 want to have another place. The code also says you can only
16 have the TUP for one year. I think it's only renewed once or
17 twice, so that's the purpose.

18 KLOB: Anybody else? Very good. The applicant
19 here?

20 BURGESS: I'm on the phone, I don't know if you can
21 hear me or not.

22 KLOB: Okay.

23 KRAUSS: He's online.

24 BURGESS: Can you hear me?

25 KLOB: Do you want to say anything or add anything

1 to it?

2 BURGESS: I'm trying to. It's not talking. Are you
3 there? Hello? Hello? Hello?

4 KLOB: With that, I will close that and open up to
5 the public. Any questions or comments from the public
6 regarding this? Seeing none, I will close the public portion
7 and bring it back to the dais for discussions and/or motions.

8 HARTMAN: Mr. Chairman - Vice Chair.

9 KLOB: Commissioner Hartman.

10 HARTMAN: I'll move that the Planning and Zoning
11 Commission forward a recommendation of conditional approval on
12 case PZ-006-25 to the Board of Supervisors, subject to the
13 following 9 stipulations.

14 KLOB: Very good, do I have a second?

15 LIZARRAGA: Second.

16 KLOB: Second. All in favor, say aye.

17 COLLECTIVE: Aye.

18 KLOB: Any opposed? Motion carries. Thank you.

19 All right. And the next one. I'm going to come back to the

20 Commission real quick here before we go to the next case.

21 These are the last three cases, they're all tied together. Do
22 we want to push through and get it done? Do we want to - I do
23 have several speaker cards on this one. And do we want to go
24 to lunch and then come back and hear it? What's the purview
25 of the Commission?

1 PRANZO: (Inaudible).

2 SCHNEPF: I vote to go through with Pranzo.

3 ??: Likewise.

4 KLOB: Very good, we will keep pushing through.

5 Awesome. With that in mind, I will call PZ-012-25, PZ-PD-007-

6 25, and PZ-009-24. No, sorry, not the last one. Just those

7 two, right? Yeah. We do have one more after that. I

8 apologize, that was my error. I know, shoot me now.

9 PANCHENKO: Good morning Vice Chair, Commission

10 Members. My name is Valentyn Panchenko, I'm here to present

11 to you two cases for the Project Bella. First case, it's

12 rezoned from General Rural to Industrial I-3 zoning district

13 on 350 plus acres to develop thermal gas power generation

14 plant and battery energy storage system, and a PAD overlay

15 district zone for this parcel. This is a general location of

16 the project. Here is surrounding zoning. Vicinity map.

17 Aerial map for the site. Here is the view from I-8 from the

18 south on the project site. Here is from the east side, from

19 the frontage of the proposed project. There's notice signs

20 that was published and posted. So the property has zoned as

21 GR. It's surrounded by the mix of rural lifestyle and

22 suburban residential uses only. In 2024, there was approved

23 case for a Comprehensive Plan amendment for this area, and it

24 was changed from Moderate Low Density Residential to General

25 Public Facilities/Services. The property is currently

1 agricultural, surrounded by undeveloped GR zoned land to the
2 north and to the west, mostly. East across Midway Road is
3 undeveloped CR-2 residential land from the frontage road. And
4 there is a Greene Wash that binds the southern boundary of the
5 site. Here is a conceptual plan for this project. So the
6 most area that will be taken by the project buildings will be
7 located in the northern part. They will be undisturbed
8 southern part that's adjacent to Greene Wash. PAD overlay
9 district limits the uses to power plants, to battery energy
10 storage system, to electric substation and related equipment,
11 and fire district station and their accessory uses. There is
12 some addition to development standards, just defining how to
13 measure setbacks. Just general, most as per code. There are
14 also requirements for seven foot tall concrete sound wall, and
15 a 200 foot landscape buffer to the north and to the west of
16 exact project area. Here is a landscape. So according to the
17 code requirements for the zone, is to provide 50 foot
18 landscape to residential areas, but by this PAD, applicants
19 would like to provide 200 foot buffer zone to the north and to
20 portion of the west side that adjacent to residential areas.
21 As I understand, that was done after discussion during the
22 neighborhood meeting with a member of that community. They're
23 also landscaping 50 feet to the east of that property to the
24 frontage. And there will be no buffer to the south because
25 mostly it's undisturbed, and there are no need - they're

1 basically provided more than 50 foot buffer to the south of
2 Greene Wash. Here is also a wall plan that I mentioned, seven
3 foot tall wall will be surrounded the project area. And so
4 the PAD overlay also provides clarity on Comprehensive Plan
5 designation, because the designation class is general
6 facilities and services and a proposed rezone has more uses
7 allowed, so this PAD book also will limit the uses to what the
8 Comprehensive Plan allows on that designation and also
9 provides some additional buffer zone to residential areas.
10 There also a point of concern there existing right-of-way,
11 County right-of-way in the middle of this project, but the
12 County Engineer's agreed and approved that applicant will
13 abandon that road and right-of-way in the middle so they can
14 build up the project. It goes like directly in the middle of
15 the project site from the east to west. There was 12 letters
16 of support for Project Bella Comprehensive Plan Amendment last
17 year. Applicant attached those letters of support to this
18 case. There was no opposition or support letter particularly
19 to this case after the notice was published and posted. And
20 this area is a part of Casa Grande Planning Area of Interest,
21 and there was no - the notice was sent to the Casa Grande
22 Planning Department, there was no feedback from them. And
23 there is a rezone with one stipulation, and PAD with 12
24 stipulations. And staff can support conditional approval for
25 this case. Any questions to the staff?

1 KLOB: Any questions of staff? This was the Comp
2 Plan update that we did, what, a year ago, something like
3 that?

4 PANCHENKO: Yeah.

5 KLOB: Yeah, okay, thank you. All right. No
6 questions to staff? I'll bring up the applicant.

7 HAYES: Well thank you Vice Chair and Commission, my
8 name is Alex Hayes. I'm from the law firm Withey Morris
9 Baugh, 2525 East Arizona Biltmore Circle. I'm happy to be
10 with you this morning to discuss Project Bella. This is the
11 proposed natural gas generation and battery storage project.
12 I'm here on behalf of Seguro Energy Partners. With me today,
13 we have principal with Seguro, Mark Thompson, and a few other
14 members of the consultant team that can hopefully answer any
15 questions you have if I'm unable to do so. And I know we're
16 standing between you and lunch, so I'll try to be brief, but
17 there, you know, some important background information. So
18 I'll try to move through it quickly, but I do want to cover
19 these slides we have in the presentation. As you mentioned,
20 Mr. Vice Chair, this is the same project that came through in
21 the 2024 Major Comp Plan cycle, so this Commission probably
22 remembers this project and the Commission did recommend
23 approval of the project vis-a-vis the land use designation
24 change from Moderate Low Density Residential to General Public
25 Facilities/Services. Pinal County is a little unique in that

1 it separates the Major Comp Plan process from the rezone
2 process, so that's really the only reason we're back here
3 before you again today with this application is we kind of
4 have to separate the two. Same project that was before you
5 less than a year ago. I think it probably would be helpful
6 just to kind of briefly discuss some of the background about
7 why this project is needed. I think this Commission is
8 probably very well aware. You sit in a very good position to
9 see the tremendous amount of growth that's occurred in Arizona
10 in probably the last 10 years. Certainly on the employment
11 front, a lot of new manufacturing, industrial data centers,
12 and also population growth and the resulting new residential
13 development. And that's not just the Phoenix metro area,
14 that's here in Pinal County. That's City of Maricopa, San Tan
15 Valley like we just saw, and all along the I-10 and now I-8
16 corridors with the new employment growth. But with that
17 tremendous growth comes an impact on our ability to provide
18 reliable power and has a taxing impact on the capacity on our
19 grid. In order to continue to provide reliable power and have
20 the ability to grow like we have been, we need to bring on new
21 sources of generation and additional capacity. You can see on
22 that chart on the left, you can see the electricity demand has
23 really increased in recent years. This is happening at the
24 same time. The demand is increasing, but we're also having
25 planned retirements of coal-fired generation, which is really

1 good thing, but it has impacts on our ability to provide
2 reliable power in this State. And so on the right, you can
3 see that's a chart showing reserve margins. So power
4 providers like to have a target reserve margin that's kind of
5 the capacity above anticipated peak demand, and when you start
6 getting below those target reserve margins as we have in
7 recent years, that's when you run the risk of having blackouts
8 like you see in California and in some cases, Texas. So how
9 do we avoid becoming California? It's with projects like
10 Project Bella, which is really two projects - power generation
11 and storage - which provides that resource adequacy and helps
12 maintain the ability to provide reliable power to the State.
13 And I think that's why you're seeing support and interest in
14 this project from SRP, and then here locally from ED3 and ED4,
15 Seguro Energy for Project Bella, they're in advanced
16 discussions with ED4 and SRP for a power purchase agreement
17 for the power generated by this project. So the two
18 components of Project Bella are the natural gas thermal
19 generation, this would be provided by 10 GE LM6000 natural gas
20 turbines. It's the same equipment that's used at Sundance,
21 which is run by APS in Coolidge, which is run by SRP. I think
22 one important thing to note about the generation component of
23 this project is it's what's considered a peaker plant. So you
24 compare that with a combined cycle natural gas generation,
25 which is really providing base load power and kind of runs

1 basically 24/7, these kind of facilities are quick ramping and
2 they really only run - these turbines will only be used when
3 demand on the grid exceeds what's the capacity on the grid.
4 So you think in Arizona, end of the day, solar generation is
5 declining. In the summer, it's still the hottest part of the
6 day, so people are getting home, air conditioners are running,
7 they're turning the TV on. Demand's increasing, but that
8 solar that's abundant during the day is no longer available
9 and you're needing additional generation and additional
10 capacity on the grid, and that's when a facility like this
11 would be used. Second component is the battery storage, and
12 this is really an important component of managing the load on
13 the grid. This project would have 440 megawatts of battery
14 energy storage. It would store power during the day when that
15 solar generation is cheap and abundant and then redeploy that
16 when the demand is higher. This is - it's called load
17 shifting and it helps integrate renewables better, bring more
18 renewables online and available to the overall grid, and also
19 helps with frequency regulation and, again, complementing that
20 reliability factor. Both components of this project would be
21 commercially viable by October 2028, which is the intent - or
22 sorry, spring of 2028. And so as soon as we move through the
23 entitlement process, then this project will get going and be
24 online to provide that reliability power. Here, as you saw,
25 Valentyn showed the conceptual site plan. I'll just talk

1 about this briefly. The whole site is 350 acres, but the
2 actual project facilities are really only about 150 acres, so
3 it's a pretty small portion of the overall property. The vast
4 majority of this property will remain undisturbed or have
5 additional landscape provided. I think one of the important
6 things to highlight here is that 200 foot landscape buffer and
7 raised berm that will be along the northern perimeter of the
8 project and the northwestern perimeter adjacent to that
9 existing residential zoning. And that buffer and then the
10 berm will provide additional sound and visual screening for
11 those residentially zoned properties. And quickly, just the
12 wall plan that Valentyn showed. A project like this, you can
13 imagine, does require some security, so there will be security
14 fencing around the bulk of the site - bulk of the project
15 site, and then along Midway Road, you'll have that sound and
16 screen wall. In addition to the I-3 zoning we're requesting,
17 we'll also have a PAD overlay. We're really not changing many
18 of the development standards, the only thing we're really
19 adding is that 200 foot landscape buffer so that is well in
20 excess of what's required by code, and then also just to limit
21 the uses. So the uses that are permitted within the PAD and
22 ultimately on this property are just exactly what we're
23 proposing here today, which is a power plant and ancillary
24 services - ancillary offices, battery energy storage, electric
25 substation and its associated equipment, and then a fire

1 district station and its accessory uses, which I'll touch on
2 more in a moment. Here you can see this is a visual rendering
3 of the project. This is kind of dropped in from an existing
4 photograph. This is from the southwest of the site -
5 southeast of the site. You can see those existing 500 kV
6 transmission lines on the left side of that image. Those are
7 there today. And here you can see what the project would look
8 like from I-8. This is the Montgomery Road exit. Again, you
9 can see that those 500 kV transmission lines running through
10 the center of that image, those are about 140 feet tall. And
11 so why did Project Bella choose this location for this
12 project? And I think it really comes down to, it's kind of X
13 marks the spot. This is really about the existing
14 infrastructure on this site. This property is bisected by
15 significant regional energy transmission infrastructure. That
16 500 kV line that you saw and 230, that was in that previous
17 image, and then there's a natural gas pipeline that runs
18 through the site. So all the gas provided for the thermal
19 generation will come from that gas line, and all the
20 interconnection will occur onsite. So there's no need for
21 additional infrastructure and no need to encumber additional
22 land with new transmission lines, which is a really efficient
23 use of land. And I think the other important component to
24 highlight of this is this is about 900 megawatts of capacity
25 coming online with this project on 350 acres of land, but

1 really only 150 acres of facility. And if you look at what a
2 solar project would require to generate that much capacity,
3 you're looking at at least 10 times the amount of land. So
4 it's a very land-efficient use. And then from a compatibility
5 standpoint, you look at the surrounding residential. From the
6 location of the generators, you're over 4,000 feet from the
7 nearest residences to the east. That property that kind of
8 intervenes the existing residences and the Project Bella site
9 is actually controlled by Seguro Energy, so that will always
10 have the ability to be maintained as a buffer. And then to
11 the northwest of the site, there's a small handful of homes
12 about, I think there's four or five homes over there, and
13 they're over 2,000 feet from the generators. You compare that
14 to similar-type projects for natural gas generation, and this
15 is among the least dense, significantly less dense than most
16 other similar facilities. So you can see that this type of
17 project is compatible with residential uses in the surrounding
18 area. But the fact that this one doesn't have any, only 58
19 within a mile, makes it very appealing for this project. And
20 then lastly, from a planning perspective, this project site is
21 located - it's in the Casa Grande planning area. It's located
22 in really what's intended to be an Industrial or Employment
23 corridor along I-8. We're about five miles to the east of the
24 recently annexed portion, the south industrial annexation area
25 for Casa Grande. And this whole area, I think you'll be

1 seeing more applications come for employment uses along this
2 corridor for a variety of reasons, but this kind of lends
3 itself to the kind of land-use compatibility of the use that
4 we're proposing. So throughout the entitlement process for
5 this project, we've done a lot of community engagement, met
6 with neighbors in the surrounding area - and it's not just the
7 Comp Plan process and the zoning. In order for this project
8 to come online, it needed an air permit, which it has from the
9 Pinal County Air Quality Control Division - and touch on more
10 of that in a moment - and then it also needed approval from
11 the Arizona Corporation Commission, so it went through a line-
12 siting committee process that was multiple days of public
13 hearings and public comment, onsite visits, and that received
14 unanimous recommendation of approval through that process.
15 But I highlight that just to say there's been a lot of
16 community engagement on this project. There were initially, I
17 think, perhaps understandably some concerns from residents in
18 the area, but the more they learned the facts about this
19 project, I think a lot of those concerns were alleviated, and
20 I think that's probably best demonstrated by the fact that we
21 have no opposition here today. One of the things we heard,
22 though, was that there was some concern about the water use of
23 this project, and the reality is that this project will use
24 less water than is currently used on the site with the
25 agricultural operations. So there is a well onsite. The

1 current average use on an annual basis is about 466 acre-feet.
2 We're projected to use somewhere between 205 and 320, but in
3 no circumstance would we exceed 420 acre-feet, and that's
4 really a function of the air permit that this project
5 received. But in any circumstance, we're using significantly
6 less water than is currently used onsite. As I mentioned, the
7 project received its air permit from the County. The County
8 reviewed that permit for compliance with national ambient air
9 quality standards, which are designed to protect human health
10 and welfare, so that air permit establishes the operational
11 parameters of the facility, so this project must operate in
12 conformance with that permit and it requires continuous
13 emissions monitoring, monthly reporting, and then ongoing
14 compliance verification. Another thing we heard from
15 neighbors was noise. I think there was some concern that this
16 would generate a lot of noise, and I think some of the members
17 of this community are a little burned, maybe by Attesa. We
18 heard a lot about Attesa and the noise that that facility
19 generates, and they were concerned that this was going to be
20 maybe a similar situation, where they hear one thing, but it
21 turns into something else. But we've done the sound modeling
22 and the reality is that this project, under any circumstances,
23 has to comply with the Pinal County noise ordinance, and we'll
24 be well below the standards that that requires. But we've
25 done the modeling and we did look at it at a few different

1 locations, one nearest residence to the east, and then a
2 residence to the northwest of the site. And the modeling
3 identified only an increase of 1.5 decibels above existing
4 background noise. And 1.5 decibels is actually considered
5 barely perceptible to the human ear, so I think from a noise
6 standpoint there's really going to be no negative impacts from
7 this project. Another thing we discussed throughout that
8 community engagement process was the idea of establishing a
9 community working group, and Seguro Energy has agreed to fund
10 that working group to the tune of \$4.1 million dollars over 10
11 years to provide any kind of projects related to mitigating
12 any potential negative impacts that do occur. We looked at
13 potential, you know, what the best mechanism is to manage that
14 community working group, and what we've settled on is to
15 establish a relationship with a community foundation. We're
16 currently working with the Arizona Community Foundation, which
17 would administer grants and manage the grant process so that
18 residents within a mile of the site can apply for a grant.
19 And potential grant-eligible projects would be energy
20 efficiency, replacing windows, looking at their wells, that
21 sort of thing. But we're working with those community
22 foundations, we're also in discussions with Maricopa Community
23 Foundation, and so that would be kind of the mechanism through
24 which those grants are administered. We're also going to have
25 an identified community liaison and a project website that is

1 currently active, and we'll maintain that through the life of
2 the project so that there's a source of information for
3 residents in the area and somebody that they can contact with
4 any questions. The other important thing to highlight is
5 through this process, we've learned that there is no fire
6 jurisdiction that covers this property. I think the residents
7 in the area, the current plan is if their house lights on
8 fire, it's just to let it burn. Obviously, that doesn't work
9 for a project like this, so we have been working with what's
10 called the Pinal County Fire and Medical Authority to
11 establish emergency response for not only this project site,
12 but for the surrounding area. So I think this would be a good
13 benefit for the surrounding community to establish a fire
14 jurisdiction that covers this area, and Project Bella will
15 contribute a lot of upfront costs to stand up that fire and
16 medical authority. It's also going to be willing to provide
17 land adjacent - that's part of the reason that was included in
18 the PAD - land for that fire service to have equipment onsite
19 in the event that - and not only for the project site, but for
20 that surrounding area if they need to service an emergency in
21 this general vicinity. Project Bella will also provide
22 funding for additional EMS equipment and other equipment to
23 again serve this community. All of that is in addition to the
24 emergency response plans and procedures that would be in place
25 for a project like this. I think on some of these energy

1 projects where this project compares favorably, is that this,
2 you know, compared to a solar or other battery site which are
3 usually unmanned, this project would have personnel onsite
4 24/7. So there's always going to be somebody onsite and have
5 the ability to manage in the unlikely event that there is an
6 emergency. And then I just wanted to highlight the fact that
7 this project would have a substantial economic and fiscal
8 impact for the County, estimated at \$167 million of new tax
9 revenue over the life of this project. It's an average annual
10 revenue of \$6.7 million and that compares to the current
11 agricultural use on this site which is about 4,500 annually,
12 so it's a very significant increase to all the different
13 taxing entities that cover this property and will provide a
14 very substantial benefit to the County. Also a very
15 significant job generator. Through the construction phase
16 obviously there would be, for a limited time, a very
17 significant job generator creating many hundreds of jobs, if
18 not in thousands. And then on an ongoing basis it will be
19 about 14 full-time employees, and these are very high wage
20 paying jobs so you look at an annual payroll of about \$2.1
21 million, 2.2. And you think about the multiplier effect of
22 this, it's going to be a significant economic contributor to
23 the County and to this area in particular. As Valentyn
24 mentioned, there were support letters that we did receive
25 those during the Comp Plan process, but those - you know, that

1 was under a year ago and those letters were specific to the
2 project, not necessarily the entitlement process that we were
3 going through at that time. We're grateful to have the
4 support of the local utilities in ED3 and ED4, the Casa Grande
5 Chamber of Commerce, and then our labor partners, who a few of
6 them are here today, I think, to speak in favor of this
7 project. And Project Bella also looks forward to being a
8 valued member of the Pinal County community and is already
9 engaged with a number of the pillars of this community, as you
10 can see on this slide. And then just to wrap up, this is a
11 very important project at a time when Arizona is really
12 reaching the capacity of its existing energy capabilities,
13 energy providing capabilities, and we need to bring new
14 generation sources and new capacity sources online. This can
15 do so without the need for any additional infrastructure, no
16 need to encumber any additional land. It does so - you know
17 solar is important, but a project like this provides a
18 significant amount of capacity at a fraction of the land, and
19 again it does so with a lot of very positive land use
20 attributes, very minimal impact on the surrounding area,
21 minimal noise, minimal visual, and it provides that, I think a
22 significant benefit for the surrounding area with the addition
23 of the fire jurisdiction. So with that, I think I'll answer
24 any questions you have.

25 KLOB: Any questions? Commissioner Hartman.

1 HARTMAN: Vice Chair, thank you. So I had three
2 questions, but you did a great presentation and you covered
3 basically all three. The homes, the opposition that was in
4 the papers a lot, so I commend you for getting that handled.
5 Two was the water use. Your outline was good there, and so
6 that clarified that one. So just on the third question, you
7 said you were in the negotiations with ED4 and who else?

8 HAYES: ED3 and SRP. Sorry ED4 and SRP.

9 HARTMAN: SRP? And how far along are you? Do you
10 think that's something that's likely to get done or still kind
11 of open?

12 HAYES: Very close.

13 HARTMAN: Okay. Thank you.

14 KLOB: Thank you. Any other comments? Commissioner
15 Scott.

16 SCOTT: Yeah, that was a really good presentation.
17 I did read your proposal page to page, 700 and whatever it
18 was. Took me a little bit of a while. So just a few general
19 questions that might have been covered that I missed. The
20 power that's generated from this facility, is it going to stay
21 locally or is it going to California or someplace else?

22 HAYES: That's a good question, Commissioner. I
23 know that's one that's frequently asked of energy projects
24 here, and the best I can tell you is that with the power
25 purchase agreement the utility is buying the power for it to

1 serve their customer base. Where the individual electron
2 goes, that's a very complicated process to manage an overall
3 electric grid, but with the demand that exists within the
4 State, I think we can be comfortable that the power generated
5 from this facility will stay local.

6 SCOTT: So do you have agreements already in place
7 with local providers like APS or SRP?

8 HAYES: That's the question that Commissioner
9 Hartman just asked, and we are negotiating that power purchase
10 agreement currently and fully intend to have that in short
11 order and that power will be serving the local customer base.

12 SCOTT: Because in your presentation you made
13 comments that we could run out of electricity, so I'm thinking
14 electricity here in Pinal County, but it would be a shame for
15 this thing to get going and then ship all the electricity out
16 of this County. Do you agree with that?

17 HAYES: Yeah. What I can tell you is that the
18 utilities that we're negotiating serve Pinal County and there
19 are some particular projects that would very likely directly
20 benefit from this project.

21 SCOTT: Okay, that's really important. On the
22 battery storage, where's that energy going to come from? Do
23 you already have an agreement with somebody?

24 HAYES: So that will be - that power is stored from
25 the grid into the battery, so it's taken from the grid. I can

1 speak - I think Mark Thompson is from Seguro, can maybe speak
2 more specifically to that, but it is pulled directly from the
3 grid.

4 SCOTT: I assume it's not coming from your gas power
5 plant, right?

6 HAYES: No.

7 SCOTT: And then you didn't talk too much about the
8 battery storage, but how many batteries are we looking at?
9 Like units.

10 HAYES: I don't know the individual battery cabinet
11 number, the total capacity is about 480 megawatts.

12 SCOTT: Yeah, that doesn't make much sense to me,
13 that's why I asked for the specific number.

14 HAYES: You know battery cabinets? About 88 battery
15 cabinets.

16 SCOTT: Okay. I read through your document and it
17 says that if they short out or something of the such, that
18 they're cooled. Now if they catch on fire or short out,
19 whatever we want to call it, what's the process for putting
20 that out?

21 HAYES: So it's a good question, Commissioner, and
22 batteries have come a long ways since I think some of the
23 headlines that we're used to reading about, you know, battery
24 fires and explosions, but each individual battery cabinet has
25 kind of a multi-step prevention, mitigation, suppression

1 process. So there's - we can - and again, they'll be manned
2 24/7, so each cabinet you can identify if they're getting too
3 hot and you can take corrective measures. If in the situation
4 that there is a fire incident, each individual cabinet is
5 self-contained and prevents the risk of the fire spreading to
6 additional cabinets, but the battery cabinets themselves, they
7 are, that you just let them burn.

8 SCOTT: Yeah, I liked in your proposal - probably
9 won't be able to shift to the page in time - but you went over
10 how to contain those fires. You talked about water, you
11 talked about foam, you talked about alternative agents and
12 stuff, that was really beneficial. But in the case that they
13 do catch on fire, I also read in there that the protocol is
14 just to let it burn. Did I read that correctly?

15 HAYES: You're correct. And perhaps if you have
16 additional questions on this, we can bring up our emergency
17 response consultant who can speak to this in much more detail,
18 and I think probably answer your questions a lot better than I
19 can.

20 SCOTT: All right, I'll have some questions for him
21 then. And then I was interested in that, the community
22 working group that you're going to set up. Could you tell us
23 a little bit about that, a little bit more?

24 HAYES: Yeah. So this kind of stemmed from the
25 initial conversations we had with the residents in the

1 surrounding area and they had an interest in just being more
2 involved with an understanding of once we get through the
3 entitlement process, how can they stay informed about the
4 operations of this project. And we proposed the idea of a
5 community working group to have kind of a forum to have
6 additional discussions. I think we realized that might be a
7 little cumbersome for everybody, and we heard from some of the
8 folks in the community that maybe they don't want to be
9 participating in a group like that. So I think what we've
10 settled on is establishing a community liaison as part of this
11 project with contact information, that's somebody they can
12 always reach out to with questions and be available for the
13 community. That was the one component of it. The second
14 component was providing funding for the community, and for
15 that we've established, I think, the best path forward is to
16 work through a community foundation which would be able to
17 administer grants that would be funded by Project Bella for an
18 identified project that they would apply for.

19 SCOTT: I think it's a wonderful idea to do that, to
20 have transparency between the residents and the corporations
21 so everybody stays on the same page and we don't get any false
22 information floating around there. I was just curious, what
23 type of grants are we talking about? Is that just for the
24 residents that live in a certain proximity of the plant or
25 does it go out farther than that?

1 HAYES: Yeah, it's a good question. The plan is for
2 it to be residents within a mile of the project, because I
3 think the goal is for this to be directly benefiting the
4 surrounding community and not being dispersed to areas that
5 might not have any potential impact from this project. So the
6 kind of criteria for receiving a grant would be living within
7 one mile of the site.

8 SCOTT: What kind of grants would these be? We're
9 not talking like new cars or air conditioning for your house
10 or boats or things like that?

11 HAYES: No. We would establish criteria, certain
12 types of projects that would be permitted uses of the funds,
13 but the idea would be things like replacing windows for energy
14 efficiency, well testing, new landscaping, things that are
15 outside the kind of project boundaries, but would benefit the
16 surrounding area.

17 SCOTT: And you talked a little bit that you were
18 going to donate 20 acres or so to build a fire station, is
19 that what it is? So is Bella going to fund the whole thing
20 out of the \$4.1 million, or are you going to get some
21 community participation in that?

22 HAYES: Another good question. Project Bella would
23 be donating the land and some equipment. We're probably
24 building the structure that exists on that property, but then
25 we'll be partnering with Pinal County Fire and Medical

1 Authority for their ongoing operations. In addition to that,
2 they provide some seed funding for that fire service, but then
3 it would be funded on an ongoing basis by an assessment.

4 SCOTT: Thank you. That's all I've got on that
5 subject.

6 KLOB: Any other questions? Commissioner Mooney.

7 MOONEY: I just have a couple, and then if the fire
8 gentleman comes up. You said there would be onsite staff 24
9 hours a day, so will they be just patrolling or will there
10 actually be like a facility they'll be staying, you know, like
11 a house? Not a house, but you know, like a building that they
12 would be in and go out periodically? I mean 24 hours a day in
13 this heat.

14 HAYES: Yeah, no, it's a good question. There will
15 be offices onsite. It'll be two shifts of 12 hours, probably
16 six or seven employees at a time. That includes your
17 operations personnel, making sure, you know, running the
18 actual facility. But nobody would be living onsite like you
19 might see at like a storage (inaudible).

20 MOONEY: Yeah, I didn't mean a house like a real
21 house, I just meant a house for them, you know, or office
22 space.

23 HAYES: Yeah, there would be indoor offices.

24 MOONEY: You mentioned, or I saw on one of the
25 slides, about a sound study. This is 120 days after it gets

1 underway.

2 HAYES: Yes, thank you for clarifying that. So
3 we've done the sound modeling, but then once the project is
4 operational, we would do another sound study to test the
5 actual sound levels produced by the project, and at that point
6 if we are exceeding the noise ordinance requirements, which we
7 - I don't anticipate because the modeling is well below the
8 thresholds - then we would install additional sound mitigation
9 measures.

10 MOONEY: What sorts of things would those be? Trees
11 and -

12 HAYES: Sound baffling. There's different kind of
13 engineering solutions that would be part of the actual
14 structure itself to mitigate the sound.

15 MOONEY: Okay. And I'll ask them and then maybe the
16 other gentleman come up. So there will be fire training. How
17 often would that be done? Who and where would the trainers be
18 coming from and what types of - you did mention, but what
19 types of fire equipment would be provided? Because I have
20 heard from, these batteries are quite similar to the ones for
21 solar and so there's a different sort of fire treatment than
22 going to a regular fire. So I just - where would all that be
23 coming from and how often would the training happen, because
24 staff changes over time. So those are just some of my
25 questions on the fire part.

1 HAYES: Yeah, no very good question, Commissioner,
2 and I think I'll again defer to the emergency response
3 consultant because he'll actually be preparing that training
4 plan and they will be offering the training with the fire and
5 medical authority. I will also say that the jurisdiction that
6 will be providing the service to this area also has experience
7 with these types of facilities, so it won't be something new,
8 but there will be ongoing training and Brian can speak to
9 that.

10 MOONEY: How far away is the existing facilities?

11 HAYES: It's currently in Arizona City, but it's
12 part of the reason why the facility onsite will be so helpful
13 because they'll have equipment onsite.

14 MOONEY: Do you expect that to be done and prepared
15 to take control by the time this is operational?

16 HAYES: I do.

17 MOONEY: You do, okay. Thank you. That's my
18 questions.

19 HAYES: Thank you.

20 KLOB: Any comments? Commissioner Schnepf.

21 SCHNEPF: Excuse me. A lot of my questions have
22 been answered already, but I have a question. Is there a
23 potential future for this plant to expand and grow and
24 enlarge, or is it going to stay the footprint that it
25 originally will be built at?

1 HAYES: No plans for it to grow, and I think if we
2 did, we would have to come back before you to do that.

3 SCHNEPF: I'm just looking at the swath of land and
4 the undisturbed that's to the south of it, that's a pretty
5 large area and I was wondering if that was for future growth.

6 HAYES: Yeah, part of the reason for that is that's
7 in the floodplain. It's the Greene Wash, so it would be -
8 where the site is currently, the project facility is located
9 is outside of that floodplain, so it would require additional
10 engineering measures to locate within there.

11 SCHNEPF: Okay, well there it goes. That's all I
12 have, thanks.

13 KLOB: Any other questions? Commissioner Hartman.

14 HARTMAN: You know that brings up a good point. On
15 the floodplain, you just said where the facilities are going
16 to be built are outside that.

17 HAYES: That's correct.

18 HARTMAN: That's really good because it hasn't
19 flooded in a long time, but this is a big flood area.

20 HAYES: It's a substantial regional (inaudible).

21 HARTMAN: Hopefully you mitigated all those
22 potential hazards. Thank you.

23 KLOB: Any others? I had a couple. A couple of
24 these things are going to rehash a little bit about what's
25 already come up, but they are concerns of mine as well. An

1 important one that I have with any of these alternative power
2 means, be it solar, be it natural gas, be it whatever, is
3 supporting the local community. And if it's produced in Pinal
4 County, it should stay in Pinal County, it shouldn't fund
5 North Scottsdale and so on. And I think that's been a big
6 challenge with any of these types of projects in the past and
7 where - I know you can't necessarily control where the power
8 goes, but you kind of can too. So hearing that you're in
9 direct contact with ED4 and hopefully it will stay in this
10 area. I did also have some concerns on the line to the south,
11 and thank you for clearing that up. Something that - and this
12 is a brand new thing, I saw it over the weekend, I haven't had
13 time to vet it on my own. I'm going to ask the question, not
14 necessarily expecting a full answer, but I'll put it out there
15 anyway. Apparently there's been some recent studies done
16 regarding alternative - some of these alternative - wind,
17 solar, natural gas and so on, and the amount of energy that
18 they're putting back into the grid is such a small percentage
19 of what is actually needed that it's almost like not doing
20 anything at all. And part of the report that I read, it
21 basically said we would have to - in most areas, especially in
22 Arizona, we're talking hundreds of thousands of acres that we
23 would have to have as alternative energy to even come close to
24 where we are. And some that are watching this today might
25 also say it sounds like we're already doing that with all the

1 solar projects that have been approved in the last several
2 years. But my concern is if it's such a small percentage,
3 it's a lot of money, it's a lot of development and it's taking
4 a lot of land away from other uses, and I still need to go
5 down - I admit I need to go down this rabbit hole a little
6 deeper to see how true this is. I'm not a big conspiracy guy,
7 but on the flip side I want to make sure that all these land
8 uses are what's best for our County as we move into the
9 future. Can you talk to that a little bit?

10 HAYES: Sure. No, I think it's a fair question Vice
11 Chair, and I think it's actually a positive aspect of this
12 project. You know, until we have viable nuclear generation,
13 then natural gas generation is about the least land intensive
14 generation source we have. So you compare a project like this
15 - again it's about on 150 acres - compare that to a solar
16 project that has a similar capacity, you're looking at
17 thousands of acres, many thousands of acres. So we need more
18 projects like this, and I think it's a reason why this project
19 should move forward because we do need a lot of additional
20 capacity to support the growth that we're seeing, and this is
21 exactly the type of project that helps us get there. And I
22 think from a land use intensity standpoint, it's actually
23 fairly minimal. I look forward to the day when we can figure
24 out how to do modular nuclear and make that happen.

25 KLOB: I think we approved it a couple years ago to

1 allow it in the County.

2 HAYES: Good. Maybe we'll be back before you soon
3 with another project.

4 KLOB: The last one that I had, so you're creating a
5 community working group, and that's great and I support that
6 and I think it's something that is needed, and over 10 years
7 you're going to fund it with \$4 million, and again that's
8 great, thank you, that's awesome. What happens after 10
9 years? Does the group go away? Does the funding go away?
10 What does this picture look like in 2036?

11 HAYES: Yeah.

12 KLOB: 2038, I think is when (inaudible).

13 HAYES: I would say today we're voluntarily
14 committing to 10 years and \$4 million, which is, I think, not
15 an insubstantial amount of money.

16 KLOB: No.

17 HAYES: And when you look at the additional revenue
18 generated by a project like this, that does go to the various
19 taxing entities that are applicable to this property, I think
20 there's 14 different taxing entities. So \$167 million is an
21 additional new amount of money for the County that is going to
22 directly benefit this community and the broader County. So in
23 10 years, I don't know what that looks like. Maybe there's an
24 opportunity to provide additional funding, but at this point
25 we're committed to 10 years.

1 KLOB: And I think that's a little bit my concern
2 because we'll compare it to customer service. We get this
3 great customer service for 10 years and then all of a sudden,
4 done. And is that best serving the community that maybe
5 relied on that for so long? Having that access, having that
6 open dialogue, that transparency, and all of a sudden after 10
7 years it goes away. Maybe the funding necessarily doesn't
8 need to be there, but having an entity for that dialogue for
9 the community I think is important beyond the 10-year mark.

10 HAYES: You know, that's a fair point. I should
11 clarify. The 10 years is just for the funding. There will be
12 a community liaison and a point of contact for the community
13 on an ongoing basis for this project.

14 KLOB: Okay. All right, thank you. That's all I
15 had. Any other questions for the applicant? Commissioner
16 Scott.

17 SCOTT: I was just curious on the gas powered
18 portion. I don't know if there's exhaust pipes. How tall are
19 those things? That's probably not the right word, but just
20 out of curiosity.

21 HAYES: Generator stacks?

22 SCOTT: Yeah, might be better.

23 HAYES: 60 feet.

24 SCOTT: 60?

25 HAYES: Mm hm.

1 SCOTT: Okay, thank you.

2 KLOB: Any other questions? We're good, thank you.

3 Do you want to bring the fire guy up? Yeah, why don't we do
4 that.

5 SCHOLL: I've been called a lot words (inaudible).
6 (Inaudible) the fire guy.

7 KLOB: Did you fill out one of these cards?

8 SCHOLL: I did, yes. Brian Scholl, Gilbert,
9 Arizona. So actually, I just retired from Phoenix Fire after
10 23 years. So I'm here to make sure that their system is all
11 code compliance and also I'm here to make sure the fire
12 department's trained on all the aspects of how you handle a
13 situation. So that's my job here. And I've trained in
14 Arizona, across the country, up into Canada, and actually into
15 Mexico, on battery energy storage systems. It's been a
16 passion of mine since we had an incident out west and I made
17 sure we're not going to do that ever again and that's why I'm
18 here with these guys. So I'd be happy to answer your
19 questions one by one as we go through.

20 KLOB: Commissioner Mooney.

21 MOONEY: So the fire training, how often?

22 SCHOLL: Code requires fire training before
23 commissioning and then annually, but as much as they want.
24 And when we do the training, the more the merrier, so I want
25 to bring in every single department that may have, you know,

1 be part of a bigger response. So Casa Grande, you know, the
2 new fire district we're doing, whoever wants to come, I'm
3 going to give them training.

4 MOONEY: So it's you?

5 SCHOLL: Me and -

6 MOONEY: Who and where are they from?

7 SCHOLL: I live in Gilbert, so it's easy for me to
8 come down and do the training. Last week I was in Tucson
9 doing training, I was in Quartzsite doing training. So all
10 over the State I'm doing training.

11 MOONEY: Well, and I didn't mean where are you from,
12 but like is it an organization or it's just you personally?

13 SCHOLL: No, it's our organization. So Energy
14 Safety Response Group is the company that I work for. We're
15 founded by a lieutenant in hazmat from FDNY and then a chief
16 from Ohio. And we had a bunch of projects on the east coast,
17 I'm kind of the west coast person out here. California,
18 Colorado. I actually leave for Colorado tomorrow. So either
19 me or someone from my company and we've got - everyone in our
20 company has fire service experience, and we do everything from
21 training to emergency response plans, to testing, so I know
22 exactly what's in the smoke or what's in the runoff. And then
23 we also do emergency response. Because what we found is that
24 we don't need the fire department just sitting there
25 babysitting these things, we come in, take over the scene, and

1 the fire department goes home and can respond to other calls.

2 PRANZO: If I'm reading you right, you're
3 subcontracted by the owner?

4 SCHOLL: Correct.

5 PRANZO: Okay. So this plant, I assume, would have
6 an operator who is designated as fire chief?

7 SCHOLL: No. So the fire chief would be probably
8 Chief Heaton with the new Pinal County Fire and Medical, and
9 they would have a plan manager and we'll do emergency
10 operations training for them as well, and then emergency
11 response training for the first responders. But if there's an
12 incident, they're going to call 911 and this new Pinal Fire
13 and Medical would respond.

14 PRANZO: All right, so you have no one onsite as an
15 employee of the operator who is responsible for fire training
16 and response, is that correct?

17 SCHOLL: They're not going to do any - we do it
18 because I have the experience. I've got 23 years experience.

19 PRANZO: I get that part. But does the owner have
20 someone onsite as an employee, who's responsible for fire
21 training?

22 SCHOLL: We're the ones that do any training for
23 them.

24 PRANZO: So it's subcontracted and nobody, as the
25 owner's employee, is responsible for training and response.

1 HAYES: If I could just jump in. As our consultant
2 they would train the onsite staff. So the staff onsite would
3 be trained by the consultant.

4 PRANZO: I'm looking for the answer that says there
5 is one lead person responsible for fire training and response
6 that is a direct employee of the owner. I hate yes or no
7 questions because they put words in your mouth, but I want a
8 yes or no answer.

9 HAYES: Yes, there would be somebody onsite who has
10 been trained and would be in charge of the fire response.

11 PRANZO: Okay, that's what I was looking for.
12 You're a subcontractor, I can fire you in a heartbeat.

13 SCHOLL: I hope not, but yes sir.

14 PRANZO: I want somebody onsite who is responsible
15 as an employee under the owner that is going to take care of
16 these things. I don't think that's an unreasonable request.

17 KLOB: I'll add to this. I believe that there's a
18 fire station component to this site as well.

19 PRANZO: Right, but I've worked turbine plants, I've
20 worked oil industry, we always, always had an employee under
21 the owner who is responsible for these things, coordinates
22 subcontractors, whatever, coordinates with outside the gate.
23 There has to be a key person involved.

24 SCHOLL: We call them subject matter experts. So
25 someone on the plant is going to be that subject matter expert

1 that's going to meet with the fire department once they come
2 on scene. That's what we kind of call it in the emergency
3 response plan.

4 HAYES: I think I would just add to that. Again,
5 Alex Hayes. There would be, you know, as I mentioned, there's
6 onsite staff, probably six or seven people at any one point as
7 part of that shift, and one of those people would be the
8 identified facility manager and would be in charge of fire
9 response in that situation, as trained by our third party.

10 PRANZO: All right. You get where I'm going. You
11 shouldn't be completely subcontracted.

12 HAYES: No, I think it's a fair question and I think
13 we were just getting tripped up on who's being trained. But
14 the actual employee onsite - employee of Project Bella would
15 have the training from our third party consultant and would be
16 the responsible person onsite.

17 PRANZO: All right, thank you.

18 MOONEY: And can I go back to my question?

19 PRANZO: Yep, go for it.

20 KLOB: Commissioner Mooney.

21 MOONEY: So does your staff have - is familiar with
22 gas and the battery burn issues?

23 SCHOLL: Yes ma'am. My company's all renewables,
24 we're good on, all the way from wind turbines, every component
25 of it. So the training that I provide will be every component

1 on that site.

2 MOONEY: So this just goes back to previous, and
3 I've only been here for a year and a half, so they've been
4 mostly solar cases. But they seem to be the same sort of
5 battery, and I've just heard over and over that they just let
6 them burn. When they do burn, whether it's just one or they
7 go to the next, to the next, and many of them, that those
8 chemicals are very toxic. And so what can you do to mitigate
9 some of that toxicity? One of the things I mentioned before
10 was having - I know it sounds crazy, but something - some
11 panels to close the vents so that it will just burn itself
12 out, not that's the reason I'm asking for it, but to hold the
13 toxicity or does that toxicity actually have to escape?

14 SCHOLL: Right, and Commissioner, very good points.
15 A lot of what you're talking about is the first generation
16 batteries. They were called nickel manganese cobalt. Very
17 heavy metals, very toxic fumes that came off those fires.
18 We've come a long way and now they're called LFP or lithium
19 iron phosphate batteries. A lot more tolerant and don't have
20 the toxic fumes that we see. All our testing that we do and
21 across the country in testing labs, all the smoke that comes
22 off these in thermal runaway are the same smoke that comes off
23 a commercial fire or even a residential fire. We have so much
24 fire retardant stuff in our house and plastics, that's what's
25 really the toxic stuff. So - but before we even get to that,

1 we have this battery management system inside each cabinet,
2 and it's looking at each individual cell. So a cell is like a
3 AA battery. We put cells in a module, modules (inaudible)
4 rack and then make a big enclosure. And they're looking at
5 this for temperature and voltage. If it goes out of spec,
6 they can shut down that cell, that module, that rack, or the
7 entire enclosure before anything happens. And what you're
8 talking about when it goes from one to another to another,
9 propagation. These have to be tested to make sure they don't
10 propagate, because if they do propagate, they don't get listed
11 and the code requires them to be listed to UL 9540. So
12 there's a lot of testing that we've done from the beginning to
13 where we are today, and a lot more reliable, a lot better
14 tested, and way more regulation than we've ever had before.

15 MOONEY: And I'm not really too smart when it comes
16 to the battery issues, but lithium is used in a lot of those
17 electric car batteries and things, and so I know from
18 different firemen in the area that there isn't a whole lot
19 they can do to those. And they are quite hot, burn very fast,
20 and can be quite toxic as well. And maybe that is other
21 things in the car besides just the battery, but that is just -
22 these batteries are just becoming a concern. Even a little
23 tiny one in a garbage truck will set them on fire if
24 something, you know, if they're in it too long. So that's
25 just why I'm asking these, and maybe this battery is totally

1 different than what I've heard before.

2 SCHOLL: Yeah, so the batteries that we're talking
3 about here are night and day from your cell phone, your
4 micromobility electric vehicles. Those, there's no testing
5 and no listing, okay? Here, these are highly tested and
6 highly regulated, so we know, we've tested these. We know how
7 they work. If for some reason there is a thermal event inside
8 the enclosure, they're designed to be contained in that
9 enclosure, and all we would do as first responders is
10 potentially protect exposures. They're not occupiable, so I
11 don't have to go inside the building to pull anybody out, and
12 so we can sit back and we can protect exposures and we say let
13 it consume itself, and that's what it does. And then we bring
14 a third party, like myself in, and we come in - former fire
15 service folks - and we actually will do the remediation, take
16 the batteries out, overpack them and seal them, ship them up
17 to Gilbert to life cycle where they'll be recycled.

18 MOONEY: All right, that's all for me. Thank you
19 very much. I appreciate your education on that.

20 SCHOLL: No worries.

21 KLOB: Thank you. Commissioner Scott?

22 SCOTT: You know, the information that you provided
23 has been really helpful because, like you said, you know,
24 there's old batteries and new batteries. There's old
25 technology and new technology and things of the such. But

1 you've done a really good job explaining it.

2 SCHOLL: Thank you, sir.

3 SCOTT: So what's referred - I was reading through
4 the proposal, what is electrical leakage?

5 SCHOLL: Electrical leakage? I'm not sure what
6 electrical leakage is. I mean unless they're talking like
7 (inaudible) energy.

8 SCOTT: It was just in the proposal. You're the
9 battery guy, you must have -

10 SCHOLL: I'm the battery safety guy. I don't know
11 how to put them together, I just know how to respond to them.
12 You have some loss, I guess that's what they're calling
13 electrical leakage. That is not my expertise.

14 SCOTT: So what is cell off-gassing?

15 SCHOLL: Cell off-gassing, there's a liquid
16 electrolyte inside the cell, and basically when that heats up
17 for whatever reason, mechanical damage, you drop it - I have a
18 video of a dog biting a cell phone and throwing a thermal
19 runaway - you get that off-gassing. And inside that off-
20 gassing is, you know, there's some hydrogen, CO₂, CO, those
21 type of things, that's what's coming off there.

22 SCOTT: So I guess just to be clear that the
23 batteries are in a container, and if they're on fire or
24 shorting out, everything stays within the container and it's
25 allowed to burn through its process until it stops?

1 SCHOLL: Correct. Now there will be potentially
2 some off-gassing, but the fire itself stays in that enclosure
3 and that's what we've tested and we can prove that.

4 SCOTT: So the off-gassing, is that the same as
5 toxins or contaminants?

6 SCHOLL: Nothing that we found. We looked at
7 Escondido who recently had an incident or Monterey County had
8 the incident, nothing that they found in the air was outside
9 the federal guidelines.

10 SCOTT: I thought in Monterey they had like lithium
11 like three miles away. I mean that's just what you read.

12 SCHOLL: Yeah, that's what I read too, but I also
13 read that there was some other things, but that's because it
14 was an old coal plant too. It was in a building not designed
15 for what it was doing, and plus it was first generation
16 batteries, nickel manganese cobalt. So a lot of bad things in
17 those batteries, and not the batteries that are going to be
18 here.

19 SCOTT: Just from a common person point of view, I
20 was reading here in your page 17, but it says that when they
21 catch on fire you just let it burn, so in my mind it's just
22 like a stack of tires or boards or whatever, it's just going
23 to burn and you're going to use the water in the tanks that's
24 available to keep it from spreading to other batteries or
25 other locations.

1 SCHOLL: Correct. There's enough space and
2 distances that we can just basically protect exposures, and we
3 say let it consume itself because let it burn doesn't sound
4 too good to the public.

5 SCOTT: So it's a contained burn for the most part.

6 SCHOLL: Correct. Yep. And we call it a defensive
7 operation where we come in, we're not going to put a lot of
8 manpower towards the incident, we're going to basically manage
9 it and be what we call defensive.

10 SCOTT: Man, I had about 30 questions for you guys,
11 but you seem to have answered most of them, which is good.
12 All right, I don't have any other questions.

13 SCHOLL: Thank you, sir.

14 KLOB: Any other questions? I had one, it's
15 actually pretty simple. And I forget the acronym, I
16 apologize, but I know that this area, all the emergency
17 responders are all kind of tied together so if one is busy -
18 you know, Casa Grande is busy, Maricopa may come down. And,
19 you know, I know we have - yeah. Having that ability and
20 making sure that those agencies that could respond, I think
21 it's also important to make sure that they're trained as well.

22 SCHOLL: Oh, 100 percent, yeah. So it's called
23 mutual aid or automatic aid, depending on the different
24 agreements, and that's why I was telling Commissioner, when I
25 do the training we're going to bring everybody in so

1 everyone's going to get part of the training. Because at some
2 point there's going to be a battery or some sort of renewable
3 system in their jurisdiction, so we might as well have them
4 train up right now.

5 KLOB: And we do have some rural districts out there
6 too, so we want to make sure that everyone's on board,
7 everyone knows what's going on.

8 SCHOLL: I just did a training out in Quartzsite,
9 way out in Quartzsite and very small department, but you know,
10 because they have a lot of batteries down I-10.

11 KLOB: Yeah. Very good, thank you. Any other
12 questions? Very good, thank you.

13 SCHOLL: Thank you, sir.

14 KLOB: All right, any other questions for the
15 applicant before we go to the public portion? With that I
16 will open the public hearing for this. We're talking about
17 both cases and I have a Gary White.

18 WHITE: Hello Commissioners, my name is Gary White.
19 I actually represent the UBC, the United Brotherhood of
20 Carpenters. In our jurisdiction alone we have over 96,000
21 members. Here in Arizona, about 6,000. I represent the
22 millwrights, too, so I know about power plants. If you guys
23 are ever interested in knowing what an LM6000 looks like, you
24 got them at Sundance, you got them at Desert Basin. They're
25 the smaller units that sit next to those big giant units. The

1 reason that I'm backing this, because I'm from Arizona, I was
2 born here in Phoenix actually. The lot of land that they're
3 using to produce that many megawatts, you go out to Arlington,
4 it makes me ill to see thousands - it'd take about 4,000 acres
5 to produce that many megawatts in a small deal. I've been out
6 to where the site's going to be, it's literally, the distance
7 is like - I don't know that they'd even be able to hear
8 anything that the generators produce. They're not that loud.
9 I mean even when you're driving next to them, you can't hear
10 them. So I just appreciate these guys. I appreciate the fact
11 that they've put together a community plan. I watched them
12 really take in concern what the community was asking. Let's
13 do this, let's help them. I've never seen this in all my
14 years of doing this, a company go so far for the community.
15 So as far as the UBC and I am concerned, we are in support of
16 this project. Thank you.

17 KLOB: Any questions? Thank you, sir. And I failed
18 to say that we do limit speeches to three minutes. Timer will
19 go off when you're getting close. Richard Garcia.

20 GARCIA: I guarantee, I won't be three minutes.
21 Good morning Commissioners. So I'm actually with the
22 Operating Engineers Union. I represent 21,000 heavy equipment
23 operators, and also mechanics and grade checkers. And I
24 actually live not too far from that facility. And just
25 listening to Mr. Wright, I can appreciate what he's bringing

1 to the table as far as talking about this. I would like to
2 thank the opportunity to speak to you today. Once again, my
3 name is Richard Garcia, I'm with the Operating Engineers. I
4 represent 21,000 members across Arizona, Nevada, and
5 California, in which most of these operators do live in Pinal
6 County. We can help supply the workforce needed for this
7 project, along with highly trained apprentices. Our facility
8 is right down the road here in Casa Grande. And I've been
9 here nine years, and they have well over 100 apprentices that
10 they got out there working. This is just another workforce
11 tool to help us help this community. Actually, the
12 apprenticeship has been there for 40 years, so we're not new
13 to the area. The Operating Engineers Local 12 supports the
14 Bella natural gas battery storage project, and would hope that
15 the Planning Commission would approve this project. The
16 project will bring and produce hundreds of good-paying
17 construction jobs, with good benefits and will pump money back
18 into the local economy, along with tax revenue for Casa Grande
19 and for Pinal County. Not to mention the long-term
20 maintenance jobs that comes along with the plant. And thank
21 you for this opportunity to speak today.

22 KLOB: Thank you. Any questions? Thank you, sir.

23 GARCIA: Thank you.

24 KLOB: Mark Thompson said he's in favor, but does
25 not wish to speak. Brian Soho?

1 SCHOLL: Yeah, Scholl.

2 KLOB: Do you have anything else you want to say?

3 SCHOLL: No, thanks.

4 KLOB: Very good, thank you. Aubrey Thomas, in
5 favor, does not wish to speak. Cesar Corral?

6 CORRAL: Good morning Commissioners. Pardon me if I
7 butcher the names. Chairman Mennenga and Vice Chairman Klob.
8 Thank you for the opportunity to speak today. My name is
9 Cesar Corral and I am proud to be here today on behalf of
10 hundreds of boilermakers from Boilermakers Local 627. These
11 are skilled union workers who help build and maintain
12 Arizona's energy, manufacturing, and infrastructure projects.
13 We strongly support Project Bella because it means real jobs
14 for local workers, real investments in our communities, and
15 real progress for Arizona's economy. These members are
16 experts in high-pressure welding, steel fabrication, rigging,
17 and industrial assembly, exactly the skillset this project
18 demands. These are not just jobs, they are safe career path,
19 family-sustaining jobs that above all, keep local dollars
20 circulating in our State. We are thankful Project Bella has
21 opted to use our local union workforce. They get top-quality
22 work done right the first time, with strong safety standards
23 and accountability. That's a win for workers, taxpayers,
24 local communities, and the long-term success of this project.
25 This is a chance to build something that lasts not just

1 physically, but economically. We urge you to support Project
2 Bella and ensure Arizona keeps moving forward with skilled
3 labor at the foundation. Thank you, and I'm happy to answer
4 any questions.

5 KLOB: Any questions? Thank you, sir. Alex Hayes,
6 he's in favor of it, in case anybody was wondering. And
7 Sergio Estrada is in favor, but does not wish to speak.
8 That's all the speaker cards. Anybody else wish to speak on
9 this? Seeing none, I will close the public portion of this
10 and bring it back to the Commission. Do we have any
11 additional questions, comments of the applicant or staff? Or
12 I'd entertain discussion and/or motions. Commissioner Mooney.

13 MOONEY: I move that the Planning and Zoning
14 Commission forward a recommendation of conditional approval of
15 case PZ-012-25 to the Board of Supervisors, subject to the
16 following one stipulation.

17 KLOB: Do I have a second?

18 HARMAN: I second.

19 KLOB: Commissioner Hartman. All in favor say aye.

20 COLLECTIVE: Aye.

21 KLOB: Any opposed? The motion carries. The next
22 one.

23 MOONEY: Found it.

24 KLOB: Commissioner Mooney.

25 MOONEY: I move the Planning and Zoning Commission

1 forward a recommendation of conditional approval of case PZ-
2 PD-007-25 to the Board of Supervisors, subject to the
3 following 12 stipulations.

4 KLOB: Do I have a second?

5 SCOTT: I'll second that.

6 KLOB: Commissioner Scott. All in favor say aye.

7 COLLECTIVE: Aye.

8 KLOB: Any opposed? Motion carries. Thank you.
9 Thank you, guys. We got one more case. You're still good?
10 All right, let's go.

11 MOONEY: I want to watch their faces say no.

12 ZAIA-ROBERTS: I think I can manage that. Good
13 afternoon Chairman Klob, Members of the Commission. Patrick
14 Zaia-Roberts, Senior Planner, here presenting case PZ-009-24.
15 Presentation here in just a moment. So this proposal's from
16 Rose Law Group, on behalf of Reliable Property Management,
17 LLC. The owner is requesting approval of a rezone from
18 General Rural GR to Light Industrial Warehouse zoning I-2.
19 This property is on a total of 10.11 acres. The intention of
20 this project is to develop a mobile vehicle repair business on
21 parcel plat 401-55-003K. The property is located on East
22 Battaglia Road and about 943 feet east of Edgedale Road, east
23 of City of Eloy in unincorporated Pinal County. This is a map
24 of the approximate location of the site. The zoning district
25 of the site and the surrounding properties. As you can see,

1 the City of Eloy lies to the west of the parcel. A vicinity
2 map showing City of Eloy boundaries and surrounding
3 properties. An aerial map of the subject property. This is a
4 map of the current Pinal County Comprehensive Plan
5 designation. The property does currently possess the
6 Employment designation. I do want to add an additional caveat
7 that we did receive a letter of opposition that we'll get into
8 a little bit later, but it does discuss the City of Eloy
9 planning area. I did want to mention that per City of Eloy's
10 planning area, this does lie within a High Density Residential
11 location, leading to a position of opposition from City of
12 Eloy. This is an image looking north on the property. South.
13 East. And west. This is an image of the proposed site plan
14 for the subject property. Simple conic structure for
15 maintenance of their vehicles and storage, surrounded by
16 landscaping on all four sides. So some items for
17 consideration. The submitted application for this land use
18 request are for approval of simply a rezoning to I-2. If the
19 application is approved, the subject property will be rezoned
20 to I-2 and allow development of a truck maintenance yard on
21 10.11 acres of land. The property has legal access, and the
22 proposal meets the goals of the Comprehensive Plan for the
23 Employment designation. As mentioned before, we did receive a
24 letter of opposition and no letters of support from members of
25 the public, and from the City of Eloy that letter of

1 opposition discusses conflict with the general plan area
2 indicating future development of high density residential, and
3 then conflict with proximity to the State Route 505 North-
4 South Corridor study to the east of this site. Staff offers
5 this rezoning PZ-009-24 with one stipulation. At this point,
6 does the Commission have any questions of staff?

7 KLOB: Any questions of staff?

8 SCHNEPF: I just have a question.

9 KLOB: Yeah.

10 SCHNEPF: Can you go back to your image of the site?
11 Is the property - yeah, the other one. No. You passed it.

12 KLOB: Are you talking about the site plan?

13 ZAIA-ROBERTS: The site plan?

14 SCHNEPF: The site plan. Yeah, that right there.

15 So we're looking at gravel lot, correct? Paved parking?

16 ZAIA-ROBERTS: I believe they are going to have the
17 paving requirement as determined by the County Engineer at
18 site plan review.

19 SCHNEPF: That was what my concern was, because it's
20 a maintenance yard, right? So there'll be oils and stuff like
21 that.

22 ZAIA-ROBERTS: Correct.

23 SCHNEPF: So, okay. Thank you.

24 KLOB: Commissioner Mooney.

25 MOONEY: How far away is this from that State Route

1 505 that you mentioned? And do you have any - I mean I guess
2 the two conflicts just kind of conflict each other because
3 State Route 505, but it's also supposed to be high density, so
4 I'm not sure.

5 ZAIA-ROBERTS: Yeah, so the letter describes
6 specifically a 1,500 foot alignment for the North-South
7 Corridor. It's that whole 1,500 foot buffer (inaudible) as
8 corridor study to determine eventual siting for the 505
9 freeway. That being said, I don't have an exact distance from
10 that buffer or that area, but I know this lies within
11 proximity to that to the east. Based on ADOT maps, I don't
12 have any maps on this that show exactly -

13 MOONEY: And there's nothing like in the works for
14 505.

15 ZAIA-ROBERTS: I would refer that question possibly
16 to the County Engineer or possibly an ADOT representative. My
17 understanding is that they're in pre-siting space at this
18 time.

19 MOONEY: I know when I went to the meeting on the
20 North-South Corridor, even though they started having the
21 meetings, that's way past my lifetime before anything happens.

22 ZAIA-ROBERTS: And probably past mine as well, but
23 it's understandable that we want to ensure there's no
24 conflicts with that buffer. We can certainly appreciate the
25 City of Eloy's position that they want to minimize the impact,

1 although at this time it is just a corridor study.

2 MOONEY: Thank you, Patrick.

3 KLOB: Any other questions for staff?

4 SCOTT: I have one.

5 KLOB: Commissioner Scott.

6 SCOTT: Is this property in a floodplain off of the
7 Battaglia Wash?

8 ZAIA-ROBERTS: No, this property is designated Flood
9 Zone X.

10 SCOTT: Is what?

11 ZAIA-ROBERTS: Flood Zone X, no impact.

12 SCOTT: Okay.

13 KLOB: Anyone else?

14 ZAIA-ROBERTS: Hazard, excuse me.

15 KLOB: I'll bring up the applicant.

16 GILLESPIE: Good afternoon [no audio].

17 KLOB: Is the mic on? We're good? Okay, just
18 wanted to make sure.

19 GILLESPIE: Appreciate your work filling in today.

20 Really comprehensive work that the Commission's done, and so
21 we appreciate being able to present our project here for you,
22 and for Lisa's company, which is the Reliable Plant
23 Maintenance company. I do have a slide deck, so I'll click
24 through those real quick and some of the questions that we
25 wanted to talk about have already been raised. So we say

1 Reliable Plant Maintenance, really, actually it's not actually
2 a maintenance yard, it's a company that employes - got 17
3 employees right now that they keep trucks at their homes, and
4 they go and they service sand and gravel pits from Phoenix to
5 Tucson. And so they go and actually just dispatch directly
6 from their homes to provide equipment repair directly onsite
7 at those locations. What's being proposed is to use this land
8 that Lisa has to have a shop building, 6,000 square feet,
9 where if one of those trucks does need an oil change or
10 whatnot, they could come and they could get that done. We'll
11 have some conexas as well for like equipment that we can store
12 interior, not exterior storage of that. There's no like sand
13 and gravel - I say sand and gravel - there's no materials that
14 are being brought to the site or taken away from the site. So
15 we really see this as a low impact use for this property
16 owner's location and makes a lot of sense given the long-term
17 scope of really how development will be taking off in this
18 area in the future. Again, one of the really key aspects that
19 we think of from the County's perspective is that the site,
20 the 10-acre site, is currently within the Comp Plan's
21 Employment designation, and so this type of a business use
22 fits within what the County foresees in this area and really
23 we think is important to consider. Of course, I'll show some
24 of the aspects that we've looked at with the City of Eloy and
25 their considerations as well. Just pointing out, again,

1 Patrick mentioned some of these aspects. So the site, we
2 would have a significant buffer, a 50 foot buffer at least to
3 the surrounding properties. I've talked to the owner to the
4 west of us, he's supportive of our project. Didn't get his
5 letter in, which is frustrating, but we've been in
6 consultation and so the access to our site along Battaglia up
7 to Edgedale, and then to Houser. The enclosed shop building,
8 that's the 6,000 square foot, just a shop building where
9 interior, that's where the oil can get changed, that's where
10 the work would actually be done on a truck or equipment
11 itself, and then the green building there is a manufactured
12 home facility, so we'd like to be able to have the opportunity
13 to have someone onsite to be there for the trucks if they do
14 come in for that irregular kind of support. In talking to the
15 City of Eloy, I think the initial kind of understanding was,
16 oh you see trucks and you think of these kind of heavy truck
17 operations, so I wanted to propose that an additional
18 condition of approval be put onto this project just to make
19 sure to show that the scope is less than maybe what could be
20 feared, and that is that we're conditioned to what our
21 narrative and our site plan shows. And so we'll develop in
22 conformance with that, and I know the I-2 zoning district
23 allows other uses, and this would be the intent to narrow that
24 focus so that we're developing as proposed. Here's an idea,
25 this is the truck, so this is the typical truck, so it's not a

1 commercial grade truck, it's just a typical, modified a little
2 bit to service local businesses. We engaged a traffic
3 engineer to evaluate traffic impact and the conditions for
4 access. We're projecting 3 to 13 trips. 13 would be the most
5 trips in the day that would be generated for the project.
6 This is I think what Commissioner Mooney had been mentioning,
7 this is from ADOT's website, and then we overlaid our site
8 onto it. So this 1,500 foot wide North-South Corridor, it
9 hasn't been funded by ADOT, it really is - I think of my young
10 kid, my one-year-old daughter, and I'd say I don't think she's
11 going to be driving on that until she's well into adulthood.
12 So hopefully it happens someday, but we really see this as
13 this site makes a lot of sense as a low impact use for that
14 interim until some day, hopefully, this road can be built and
15 all the properties that would be on this area could be
16 condemned and it would make sense to build a freeway at that
17 point and develop in conformance with Eloy's plans. 1,500
18 foot wide, that's the study area, my understanding from ADOT
19 is that it's a 400 foot, ultimately that's what they'll plan
20 is, a 400 foot wide freeway, not a 1,500 foot. This is from
21 the City of Eloy's website showing their general plan.
22 Obviously the dimensions are off because they don't show that
23 as actually what the ADOT width is that would encompass our
24 site, but as you can see to the west they do have planned
25 Industrial, light industrial to the west of the freeway. So

1 we think we're really an important use to support a local
2 business that services here in Pinal County and is low impact,
3 will work in this area, and transition well in the future as
4 development comes forward. So with that I'm happy to answer
5 any other questions.

6 KLOB: Any questions? Commissioner Hartman?

7 HARTMAN: Vice Chair, thanks. John, do you have any
8 additional comments on the City of Eloy is opposed to it, but
9 they're thinking high density, but even though this is going
10 to be a future corridor someday, ADOT corridor, do you have
11 any additional comments to that to address their opposition?

12 GILLESPIE: Yeah, Commissioner Hartman, thank you
13 for the question. In my discussions with the City of Eloy,
14 they looked at their general plan and they saw this area
15 generally on the east side as being, hey, we've got the nice
16 mountains - I forget the range that's right there - that it
17 would make a lot of sense to have, you know, kind of our
18 higher density residential development occur on that side of
19 the city, and that's kind of where that vision was created. I
20 really think that the misunderstanding was they saw oh, I-2,
21 heavy trucking, this doesn't correspond with that vision. But
22 as we've discussed with them and showed, this is not heavy
23 trucking, this is a 600,000 square foot shop with a
24 manufactured home, really rural in nature, something - and as
25 Commissioner Schnepf had mentioned, we don't intend to even

1 pave the whole project, that's not the idea, we just need to
2 grab a lot to operate. So we think it makes a lot of sense to
3 be able to transition in the 30 - 25-30 years when who knows
4 what changes during that time, but it makes sense for the
5 property owner today to have this operation. But I know the
6 City of Eloy wrote their letter and raised those concerns, but
7 I don't think they're here today so I don't want to speak too
8 much to what they're speculating on that, but that's my
9 understanding is just that they have that general plan vision
10 for 30 years down the road and I think we are going to fit
11 within that long-term vision.

12 KLOB: Commissioner Scott.

13 SCOTT: So just to clarify, the vehicles that will
14 be serviced in this facility will be the owner's vehicles, and
15 not the construction site vehicles?

16 GILLESPIE: That's correct. So not the owner's
17 personal vehicles, but the truck that they -

18 SCOTT: Business.

19 GILLESPIE: Yeah, that they go and instead of them
20 going to the Jiffy Lube in Chandler, you know, they're out
21 visiting a site - you know, the Vulcan Materials site, and
22 doing that, so then they can swing by here and get their
23 upkeep at a centralized kind of location.

24 SCOTT: Thank you.

25 KLOB: Commissioner Mooney.

1 MOONEY: Thank you. Can you just show the swath of
2 the 1,500 foot, but then the next picture - okay, then the
3 next photo, what is that up above Houser Road? I'm not
4 familiar with Eloy, so it looks like that 1,500 foot swath is
5 going to go through whatever that -

6 ??: That's Nikola.

7 MOONEY: Oh, well I guess it won't be going through
8 there. I'm not familiar with that area, thanks for the
9 clarity.

10 GILLESPIE: Thank you, Commissioner, you're
11 absolutely right. That is the Nikola-Lucid site.

12 MOONEY: And so that 1,500 foot -

13 GILLESPIE: Again, this is - the ADOT study is so
14 far ahead of what could possibly be developed in this area,
15 but that's - I imagine they're not going to want to move that.

16 MOONEY: Thanks for the clarity, I'm just not that
17 familiar with Eloy, so I appreciate it.

18 KLOB: And I'll just add onto that, that those of us
19 that have been in the Valley for a while remember the 202 - I
20 mean the South Mountain 202 was planned back in the late 60s
21 and it was finally completed what, 7-8 years ago. So this
22 could be going on for a long time. Any other questions for
23 the applicant? I had two questions for you. There's a
24 residence that's onsite, that you said it's office dwelling
25 unit, modular home. Is someone going to be living onsite with

1 this? And then - question one - and if so, this is back to
2 staff, is someone allowed to live on an Industrial zoned
3 property?

4 GILLESPIE: Vice Chair Klob, thank you for the
5 question. So there's no living on the site currently, and so
6 the idea would be to allow that. The GR zoning right now,
7 obviously someone could come and they could live there as
8 well, and so it would be a very similar type living
9 opportunity. The I-2 zoning, kind of why that zoning district
10 makes sense - and I'll let staff correct me on this as well -
11 is that it does allow a caretaker facility to be onsite, and
12 so that's why we could have our operation and then have the
13 caretaker, and so the intent is to have an employee who can
14 actually live at this location. And right now that's
15 happening out of a private home in Tempe, and so this would
16 really give the opportunity to give them a little more
17 breathing room there and focus the operation. And the
18 location's really nice between Phoenix and Tucson and so it
19 makes a lot of sense.

20 ZAIA-ROBERTS: Chairman Klob, I can concur with
21 John. The I-2 code does allow for an accessory residential
22 unit.

23 KLOB: Very good. All right. And then you had
24 proposed a stipulation to be added, is that something you want
25 to add to the stipulation list?

1 GILLESPIE: Yeah, Vice Chair Klob, this really was
2 to help to address the City of Eloy's comment, and so we hope
3 that they would appreciate this. This is the language that we
4 see in other jurisdictions, and also in Pinal County, as a way
5 to show that we're going to be building according to what
6 we're proposing. So this is the language that I would - and
7 we gave this to staff, and hopefully they've been able to look
8 at it as well and if there's any comments, we're happy to look
9 at that.

10 KLOB: So with that, I'll come back to the
11 Commission and also to staff. Are there any concerns with
12 adding the stipulation? Comments about it?

13 KRAUSS: Mr. Vice Chair, no. No concerns.

14 SCHNEPF: Is the verbiage okay for a stipulation for
15 us to put in, or does it need to be changed at all?

16 KRAUSS: It's a little vague, but we generally know
17 it's supposed to be in conformance with the conceptual plan
18 that's been submitted, so that's basically what - I think
19 it'll suffice. We were going to -

20 KLOB: Do we want to tighten it up a little bit?

21 KRAUSS: We would require it through the site plan
22 review process, so when there's a site plan we would look at
23 that and then the specificity of the site plan would be worked
24 out at that point. This is just a general acknowledgement.
25 Are you okay with that, Patrick?

1 ZAIA-ROBERTS: I do. The only point of concern I
2 would bring up is the concept of developing in conjunction
3 with the conceptual site plan as submitted. The County does
4 have a requirement for two points of ingress-egress that may
5 be imposed on the site typically under the site plan review
6 process, I would just ask that that be included as part of the
7 verbiage.

8 KLOB: Do we want to amend that accordingly then? I
9 would agree with that, Patrick.

10 ZAIA-ROBERTS: I would propose, Reliable Plant
11 Maintenance PZ-009-24 is to be developed in conformance with
12 the written narrative and conceptual site plan submitted, with
13 inclusion of two points of ingress-egress and in accordance
14 with the applicable criteria set forth in Pinal County
15 Development Services Code.

16 KLOB: I'm okay with that. Is the applicant good?

17 GILLESPIE: That was really good, thank you.

18 KLOB: Do we need to write that up to present it, or
19 Patrick, can you say it again? When the time comes.

20 ZAIA-ROBERTS: Of course. Sure. Just let me know
21 when.

22 KLOB: Very good. We'll keep it easy. All right,
23 any other questions for the applicant? No? Thank you, John.

24 GILLESPIE: Thank you.

25 KLOB: I will open this up to the public. See if

1 anybody - we don't have many people out in the chairs.
2 Anybody want to speak to this? I'm not seeing any. I will
3 bring it back to the Commission for - close the public session
4 and bring it back to the Commission for discussion and a
5 motion. Commissioner Hartman.

6 HARTMAN: Vice Chair. I will move that the Planning
7 and Zoning Commission -

8 MOONEY: Mic's not on.

9 KLOB: Mic.

10 ??: Is it on?

11 HARTMAN: I move that the Planning and Zoning
12 Commission forward a recommendation of conditional approval of
13 case PZ-009-24 to the Board of Supervisors, subject to the
14 following one stipulation, in addition to what Patrick's going
15 to state. Second stipulation.

16 ZAIA-ROBERTS: Stipulation 2. Reliable Plant
17 Maintenance PZ-009-24 is to be developed in conformance with
18 the written narrative and conceptual site plan, with the
19 inclusion of two points of ingress-egress, submitted in
20 accordance with the applicable criteria set forth in Pinal
21 County Development Services Code.

22 KLOB: Do I have a second?

23 SCOTT: I'll second that motion.

24 KLOB: Commissioner Scott. All in favor, say aye.

25 COLLECTIVE: Aye.

1 KLOB: Any opposed? Motion carries. Thank you,
2 guys. And you guys really got the short end of the stick
3 getting continued from last time, so thank you for -

4 ??: Thank everyone for (inaudible).

5 KLOB: Thank you. And with that, I will come back
6 to - let's see, what do we got?

7 HARTMAN: Do you need a motion to adjourn?

8 KLOB: Call to the Commission.

9 SCOTT: I've got a few items.

10 KLOB: Commissioner Scott.

11 SCOTT: I'd like to make a suggestion to staff that
12 on these neighborhood meetings, especially in congested areas,
13 that the meetings start at 6 p.m. and that they last for two
14 hours. So everybody has enough time to get home and get
15 adjusted and then come to the meeting and make comments if
16 they choose. The other one I - Harvey, do you have a comment
17 there?

18 KRAUSS: No, I'm good, thank you.

19 SCOTT: Okay. The other one I have is on, when we
20 give somebody a continuance, that when they make any changes
21 to their proposal that they have, that they highlight them in
22 red or in another color, so we just don't have to read the
23 whole thing cover to cover again to figure out where those
24 changes are. And my last one - I assume that all the
25 proposals that come before the Planning and Zoning meets all

1 the qualifications of the County as far as zoning codes,
2 things of the such?

3 KRAUSS: Yes.

4 SCOTT: Okay.

5 KRAUSS: That's correct.

6 SCOTT: All right. Thank you.

7 KLOB: Anyone else? Commissioner Mooney.

8 MOONEY: It hasn't happened for this June meeting in
9 two parts, but have we developed a hard deadline on documents
10 required for a case, or - and if the deadline isn't met, are
11 there County requirements that it still has to be presented to
12 us by a certain timeframe or can it be pushed out to the
13 following agenda? I know that there have been - not for June,
14 but just in May, we received documents late, and whether it's
15 a continued case or a new case, it makes it very difficult to
16 review and properly review. I can review everything, but then
17 things have been sent in after the fact that might actually
18 change something that you've already reviewed, so... And this
19 is just for - you can answer it now and we can take care of
20 it, or a future agenda, however it needs to be addressed, but
21 that's just number one for me.

22 KRAUSS: Okay.

23 MOONEY: I also had the same concern as Commissioner
24 Scott. Any cases coming back, please highlight the changes.
25 And if it's okay to give an example, we had asked for the

1 decommissioning of that solar project, but then when reviewing
2 there were more changes than we had originally asked, so that
3 makes it difficult and frustrating to make a decision. I'm
4 not sure why they made changes to something when one item was
5 requested. I don't know if going forward, does that typically
6 happen if they've left us and they've made changes to go to
7 the Board of Supervisors, because we've made a decision based
8 on the information we were given.

9 KRAUSS: I'm sure each circumstance is different in
10 terms of the facts on each one, so I don't know why they made
11 changes. You know, usually these projects are large and
12 involved and anytime you're building something or doing
13 something, usually you change things along the way. So that's
14 not unexpected, but I understand how it's frustrating.

15 MOONEY: So is that something then, as Commissioner
16 Scott brought up and I am, for things to be highlighted
17 because we weren't expecting something to be? So is that a
18 question, you're like did you change anything else besides
19 giving us the decommissioning plan? I don't know if that's
20 normal or not.

21 KRAUSS: We should ask for them to highlight
22 changes. They should highlight changes if they resubmit
23 something to us and we didn't ask them to make those changes,
24 so we're aware of it.

25 MOONEY: So you're aware as well, not just us.

1 KRAUSS: Yes.

2 MOONEY: Okay.

3 KRAUSS: Yeah, we wouldn't be aware of it either if
4 they don't highlight it.

5 MOONEY: I also had the same as the community
6 meetings, if that's something or a point of discussion, to be
7 at least lasting two hours. I think the minimum was one hour
8 that it needs to, and starts at five. So even if it still
9 started at five and it had a minimum of two hours, still
10 somebody could get there towards the end of it. That's
11 something, just a talking point down the road. And I know
12 this is difficult, but Karen's not afraid of bringing up
13 difficult topics. Mistakes made on the agenda or in the
14 packet, the case number was wrong, and it was a different - a
15 third number on the slide, and it's very frustrating because I
16 feel like I don't look like I know what I'm doing and we're
17 flipping through, going where is that? There should just be a
18 checks and balances at the County level for that. It was just
19 very frustrating trying to figure out which case we were on,
20 so those are my - my others, the iPads. I scratched that off
21 because I heard from you, but I don't know if you want to
22 discuss with everybody our discussion.

23 KRAUSS: Well, it's not on the agenda, so we did
24 make arrangements. If any of the Commission Members want to
25 get a laptop, the IT will provide you a laptop, but will not

1 support it, will not provide all the bells and whistles we
2 have on a typical laptop that a County employee has. So that
3 would be the biggest difference would be just the laptop, that
4 you'd have to provide the internet and all the associated
5 things that you need with it. That's a possibility if you'd
6 like one.

7 MOONEY: Maybe this is just - but we have to get the
8 internet from the County. Not going to provide a hotspot on
9 the laptop that we're given. I mean I get that we had to do
10 that at home, you have your own internet, but when we come
11 here, it should connect with this.

12 KRAUSS: Yes. You can - yes.

13 SCHNEPF: The computers will have internet
14 connection.

15 KRAUSS: Yes, you can do internet.

16 MOONEY: Okay. All right. I just wanted to make
17 sure, because I don't do hotspots. Okay, that's all I have.
18 Thank you.

19 SCHNEPF: I will just voice my dissatisfaction with
20 the iPads myself, so I would request a laptop. They are
21 almost useless in the format that they are currently in for us
22 to use in a meeting, especially when it's a long meeting.

23 KLOB: I think what speaks volumes is there's not
24 one in operation on the desk today. Commissioner Hartman.

25 HARTMAN: Thanks, Vice Chair. I just echo

1 Commissioner Schnepf's comment. Sign me up for a laptop.

2 KRAUSS: Okay.

3 MOONEY: I do have one more thing, and I know it's
4 been discussed before, but if we could just - I want it on the
5 record - figure out what's going on with the finance
6 department. It's like they have it out for me and they do not
7 want to give me the right amount of mileage. Because I got a
8 form today that the mileage was still half, but added lunch
9 for our last meeting. So I'm just not quite sure why. And
10 I've said this to Dedrick as well. When I joined in January
11 of '24, I've been getting the same amount of mileage. This
12 will be the fifth time I've been given the wrong paperwork
13 with the wrong amount. One time it even had my name, but
14 somebody else's address, they got them all intermingled. And
15 Cory isn't here right now, but he told me every month they
16 manually go in and put this information. Well it's very
17 concerning. I'm getting a manual check, what if somebody else
18 is getting a direct deposit? It's just frustrating.

19 KLOB: Mine was wrong today as well.

20 MOONEY: I'm sorry?

21 KLOB: Mine was wrong today as well.

22 MOONEY: And just to be on the record and get
23 clarity, but this is - I shouldn't have to look at it every
24 month. I used to just be able to sign it and turn it in. And
25 I understand it's in the finance department, they're the ones

1 that are now manually punching it in, so I'm not quite sure
2 why it changes month to month.

3 KRAUSS: Right, okay.

4 MOONEY: Now that's it. I'm done.

5 KLOB: Commissioner Scott, do you have something
6 else?

7 SCOTT: No.

8 KLOB: Two things. Number one, also, Harvey, I've
9 already emailed you. I think I emailed you or I emailed Todd
10 that I'd be bringing my iPad back anyway. Having only 15
11 minutes of use at a given time I think is (A) not acceptable,
12 but (B) is also rude. If I have a presen - someone presenting
13 in front of me and I've got to keep logging in, looking at
14 them and logging in, they don't have my attention and so I
15 think that's very unprofessional. So, you know, if we do get
16 the laptops, let's make sure that they can at least stay on so
17 we don't have that. The second one, this is just a
18 suggestion. I've seen some things online, I also agree with
19 it because it's a tool that I use personally. Having - this
20 isn't an easy fix and this is down the road and I get that,
21 but I think a discussion should be had. Having an online site
22 plan of the County showing old projects and existing projects
23 and proposed projects on what they are, where they are, and
24 even backlinks, if we have it available to the documents, to
25 the site plans. It would be helpful as a solar farm comes on

1 and to be able to say, oh yeah, you know, be able to go on a
2 website and, oh yeah, we approved a 2,000 home subdivision.
3 It's outside of the little picture window that we get here,
4 but it's still only half a mile away, so it may have a direct
5 effect or may not. Also to see other subdivisions that are
6 happening. *InMaricopa* magazine just posted a thing in their
7 monthly magazine over the weekend showing all of the
8 properties in Hidden Valley, south of Maricopa, that have been
9 approved - some of them even as far back as 20 plus years -
10 but showing potentially 50,000 new homesites that could, in
11 theory, come on board tomorrow. So as some of these
12 developments are coming in, and as San Tan Valley, you know,
13 it changes and evolves, it'd be great to see what's what,
14 what's where, you know, from a density standpoint, what's
15 coming. And if it - maybe it shouldn't be. Maybe there's
16 already enough high density that's there and been approved
17 that we don't need to approve another apartment community or
18 whatever. So I know that's a big undertaking and that's a
19 budget item and so on. I look at Chandler as a reference.
20 Chandler, their GIS system, has a really good system. It's
21 color coded, you know, new projects are one color, projects
22 that are going through the system are another color. You
23 know, if you're looking for a base, I think they've done a
24 good job there. Not all the information that I would love to
25 see is on it, but I think it's a great start and I also think

1 it would be a good resource for the community as a whole as
2 well. Any other items? With that, I'll take a motion to
3 adjourn.

4 ??: (Inaudible).

5 KLOB: Do I have a second?

6 ??: (Inaudible).

7 KLOB: We're done. Thank you, guys.

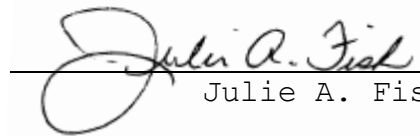
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

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

8

9
10



Julie A. Fish

11
12

13

14

15

16

17

18

19

20

21

22

23

24

25