



PINAL • COUNTY  
*wide open opportunity*

PZ-PA-002-15

10/28/15

Community Development Department

# PZ-PA-002-15

- County wide
- Applicant: County Staff
- **Request: Add a new “Green Energy” designation as a land use type and allow them to be processed as minor amendments (up 640 acres)**

# Emerging Issues



- Utility scale photo-voltaic power plants are a unique use and do not fit the traditional employment classification or “General Public Services & facilities” scope. Can be next to residential.
- Market forces have dictated a bidding process for solar site-ing, meaning there is a degree of speculation.
- Treat facilities as minor amendments to allow co-application with zoning proposals.

# Impacts on policy direction



- Short term: Creates designation for photovoltaic solar, allows as a non-major amendment
- Long term: creates placeholder for future green energy possibilities when technology becomes more benign, possible zoning amendment to allow facilities as SUP's or specific green energy zoning district.

# Discussion



- Address soft spot in Comp Plan.
- Address on our end Convoluted process, reduce regulatory barriers
- Can still be but not necessarily located in Employment designations and Public Services and Facilities.
- Through public outreach we heard requests to increase the acreage to 640

# Public Participation



- Neighborhood meeting
- 60 day review
- BOS work-session
- P&Z work-session
- CAC 8-0, to recommend denial
- P&Z, recommend approval of new designation only\* (9-0)

# Entitlement Process:



- Identify Site:
- Comp Plan Designation: Purple, Blue or Green Asterisks(new)
- If site is under 640 acres and not properly designated
- Zone I-3 ( staff would recommend PAD overlay)
- Non-major Comp Plan Amendment, and rezone would have to be approved by BOS

# Two Parts:

- New Designation (indicated as a new color on map)
- Size

# Important concepts:



- If adopted, this doesn't change any land use classification on the Comp Plan map.
- Doesn't bypass entitlement process.
- Game and Fish did not voice opposition

# P&Z recommendation



- Of the “two parts” commission recommended approval of the new designation only.
- = any request to the new designation over 160 ac. would be considered a major amendment.

# Options for action today



- Approve as originally noticed, new designation, non-major up to 640 ac.
- Approve as recommended by P&Z, new designation non major up to 160 ac
- Deny
- Additional new options would require a remand back to P&Z.