

COCHISE COUNTY

Docket SU-20-10 (SSVEC Solar)

Request for a Special Use Authorization

Utility Scale Solar

Planning & Zoning Commission

September 9, 2020

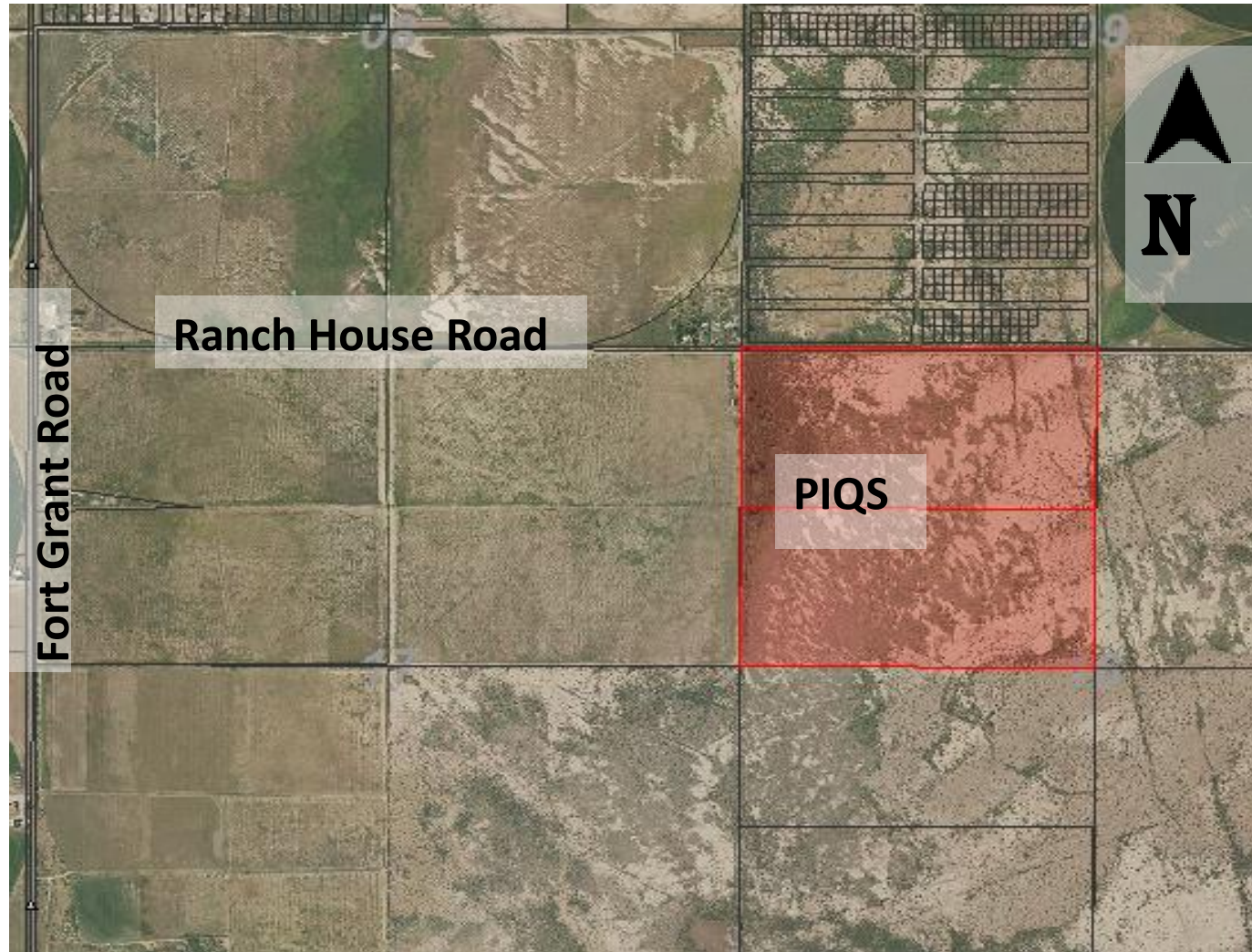


Public Programs...Personal Service

- The request is to construct an approximately 120 acres of solar panels and associated equipment on 160 acres.
- The site is located on Ranch House Road and is identified as parcels 201-16-003 and 004
- The site is approximately 160 acres
- The Zoning is RU-4
- The Applicant is SSVEC, represented by Ms. Megan Resor and Mr. Daniel Wilson



Location



Site Plan



Factors for or Against a Proposed Special Use Authorization

- Zoning Regulations have 10 factors used to evaluate a proposal
 - Ten of the criteria apply to this request
 - As submitted complies with seven criteria
 - Three criteria comply with conditions



Compliance with Duly Adopted Plans: Complies

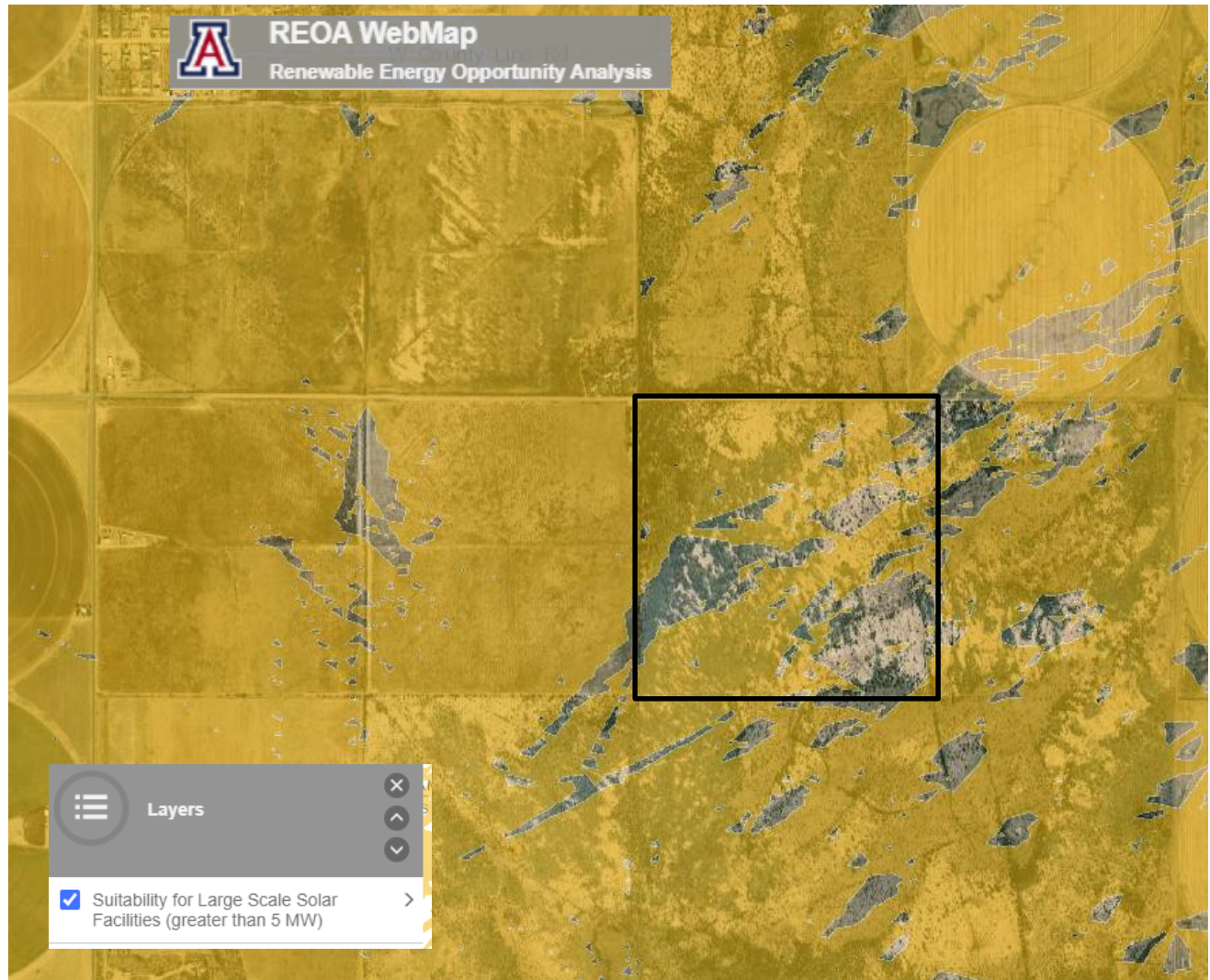
- **Comp Plan:** Rural
- **Growth Area:** Category D (Rural Growth Areas)
- **Area Plan:** None

The Comprehensive Plan encourages the use of solar energy resources in Element E, Renewable Energy.

Goal 1 states: *Support the development of local renewable energy projects and technologies.* This is implemented by several policies including:

- Encourage utility-scale renewable energy projects, using the University of Arizona's Renewable Energy Opportunity Analysis and other resources as a guide for determining the suitability of proposals in any one location.*
- Encourage renewable energy business development.*
- Permit flexible site development standards.*

Compliance with Duly Adopted Plans: Complies



Compliance with the Zoning District

Purpose Statement: Complies conditions

601.02 To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living

COA: Protect Native vegetation within 40 foot setback area.



Development Along Major Streets: Complies with Conditions

- Access on Ranch House Road
- County maintenance to the property corner
- COA: Private Maintenance Agreement



Traffic Circulation Factors: Complies

- There will be a temporary increase in traffic during construction of the project
- Periodic maintenance
- Unmanned facility



Adequate Services and Infrastructure: Complies

- No water or septic required
- Hauled water for construction



Significant Site Development Standards: Complies with Conditions and modification

- Meets setbacks
- Exceeds lot coverage
 - Allowed 25%
 - ~75% proposed
 - Comp Plan states to provide flexibility in site development standards
- COA for detailed Site Plan
- COA requiring 40 foot setback to remain undisturbed
- Must comply with Outdoor Lighting Regulations

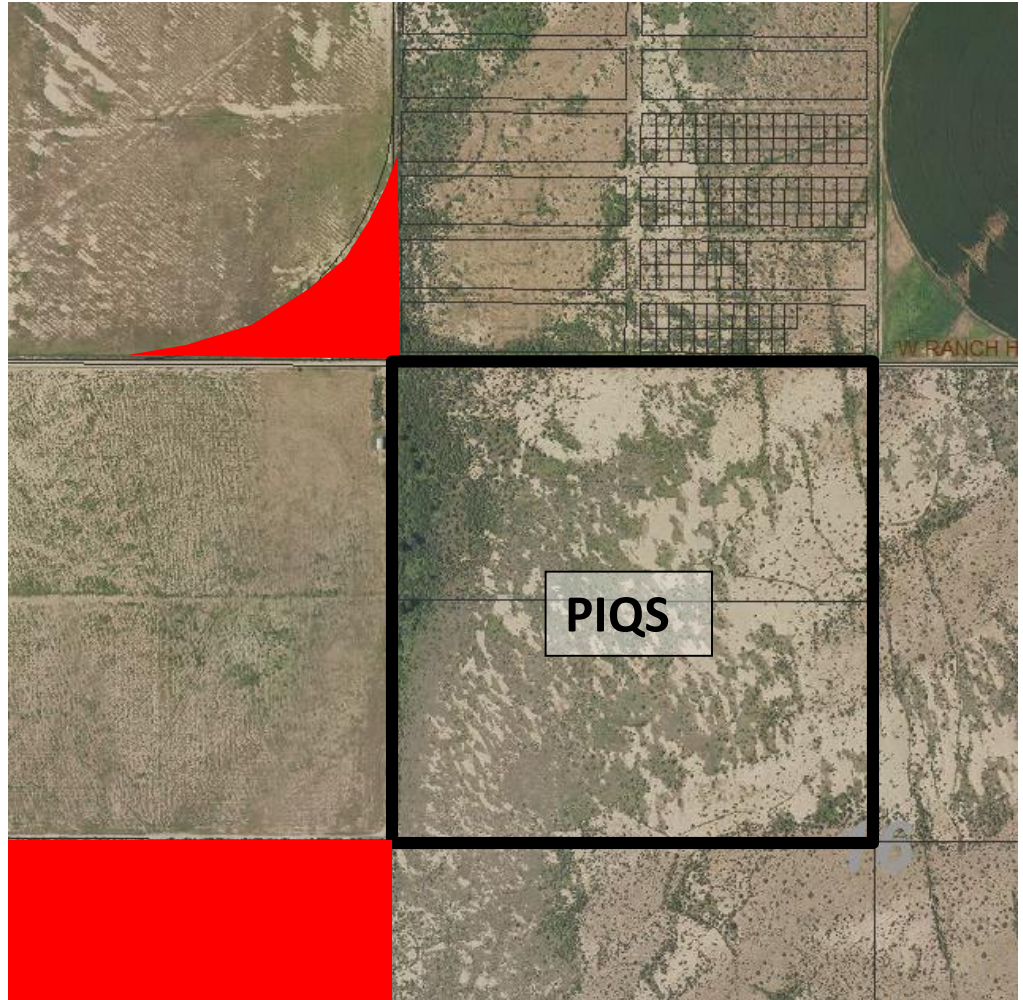


Public Input: Complies

- 2 Letters in opposition

Issues cited:

- Increase in traffic
- Flooding
- Water usage
- Visual impact



Hazardous Materials: Complies

No hazardous waste will be used or stored onsite.



Off-Site Impacts: Complies with Conditions

- Temporary Construction impacts
 - Noise
 - Dust
 - Traffic
- After Construction minimal impacts
- COA: preserve vegetation



Water Conservation: Complies

- Only water used will be for construction and occasional cleaning



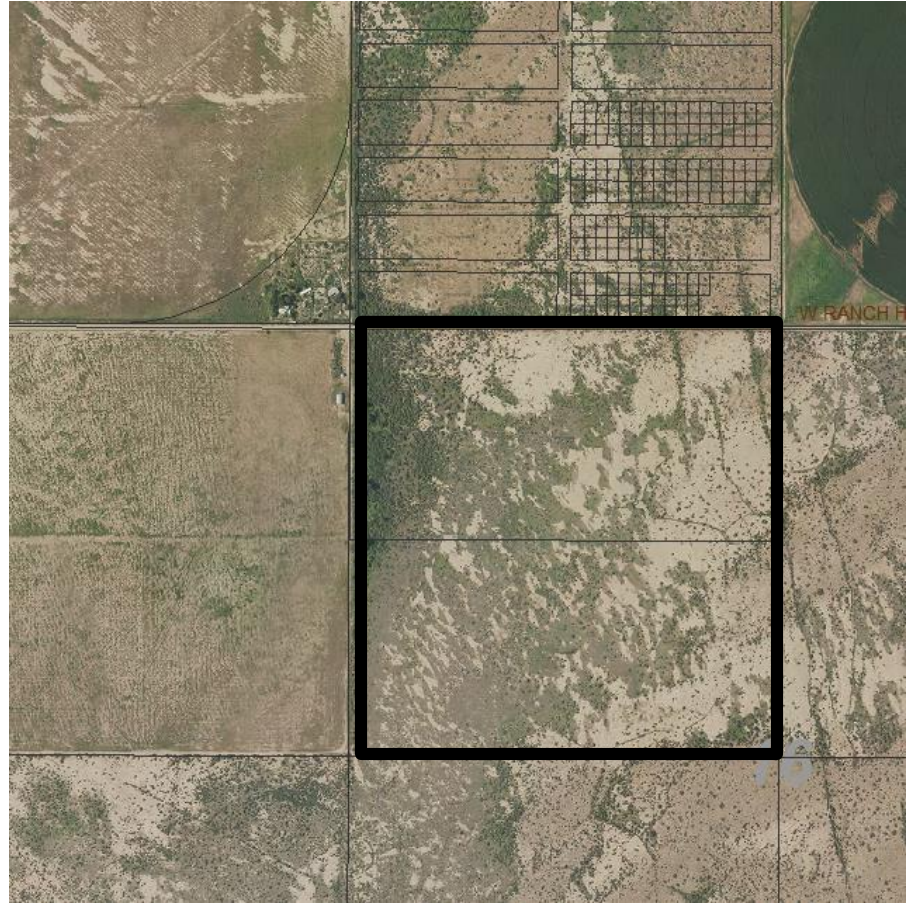
Factors in Favor of Approval

1. With the recommended Conditions of Approval/modification, the proposed use would fully comply with ten of the ten Special Use factors used by staff to analyze this request and would comply with two additional factors if the Conditions of approval are met;
2. The Comprehensive Goals and Policies support renewable energy;
3. Under the University of Arizona Renewable Energy Opportunity Analysis, the majority of the property is identified as suitable for large scale solar facilities.

Factor Against Approval

1. The Planning Department has received two (2) emails in opposition to the request;

Discussion



Recommendation: Conditional Approval

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.



Recommendation: Conditional Approval

4. The applicant shall enter into a private maintenance agreement(PMA) for the portion of the road adjacent to their property;
5. A detailed, dimensioned site plan shall be provided with non-residential permits;
6. Native vegetation within the 40 foot setback area shall be preserved to the great extent possible.



Sample Motion

Mr. Chairman, I move to approve Special Use Docket SU-20-10 (SSVEC Solar), located on parcels, 201-16-003 and 004 with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

