

## Docket SU24-07

### Special Use Authorization for a Solar Energy Power Plant

Planning and Zoning Commission  
September 11, 2024



# DEVELOPMENT SERVICES

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Applicant: Westland Resources, Inc  
Horus Energy AZ 1 LLC

Location: 4283 and 4355 W. Prince Road  
(APNs 407-17-001 and 407-18-003)

Zoning: RU-4

Comp Plan Designation: Rural

Growth Area: D – Rural Areas

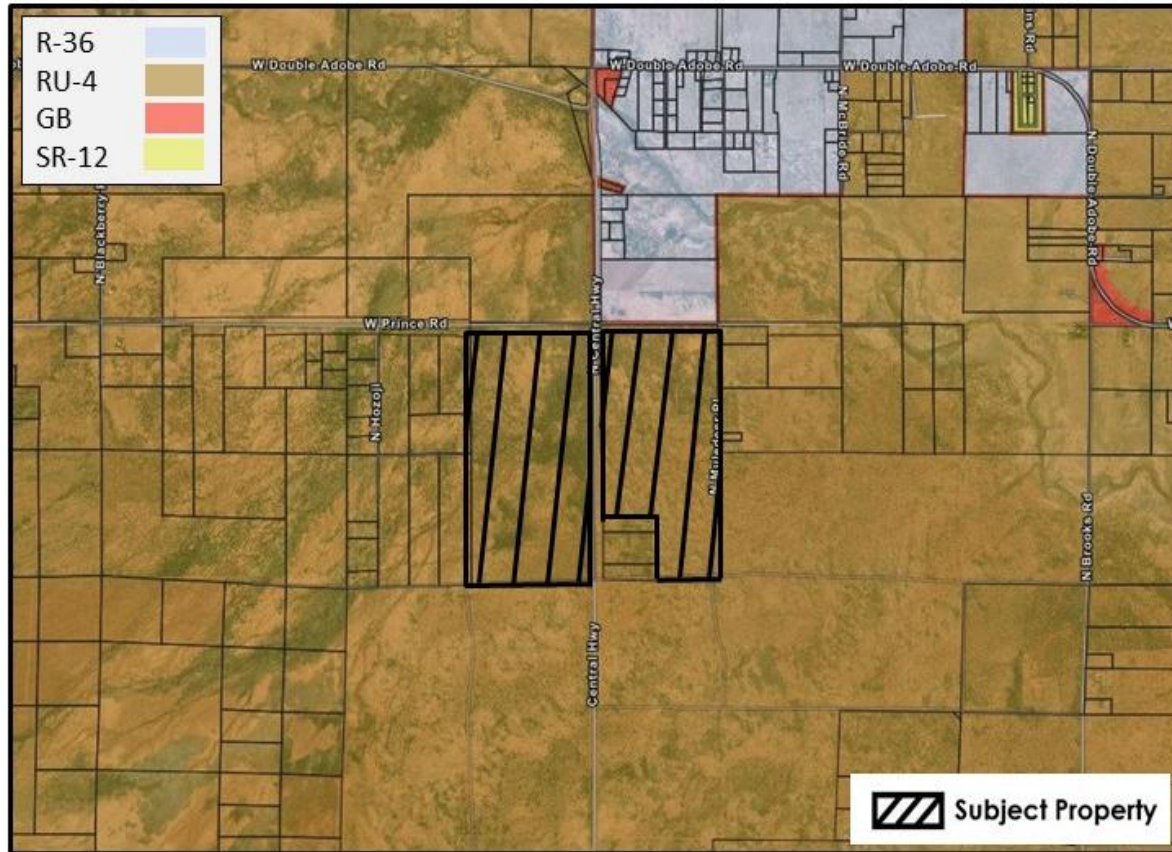
Current Use: Undeveloped

Proposed Uses: 75MW Solar Energy Power Plant

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## Property Location and Zoning



SU24-07 (Dahlia Solar)

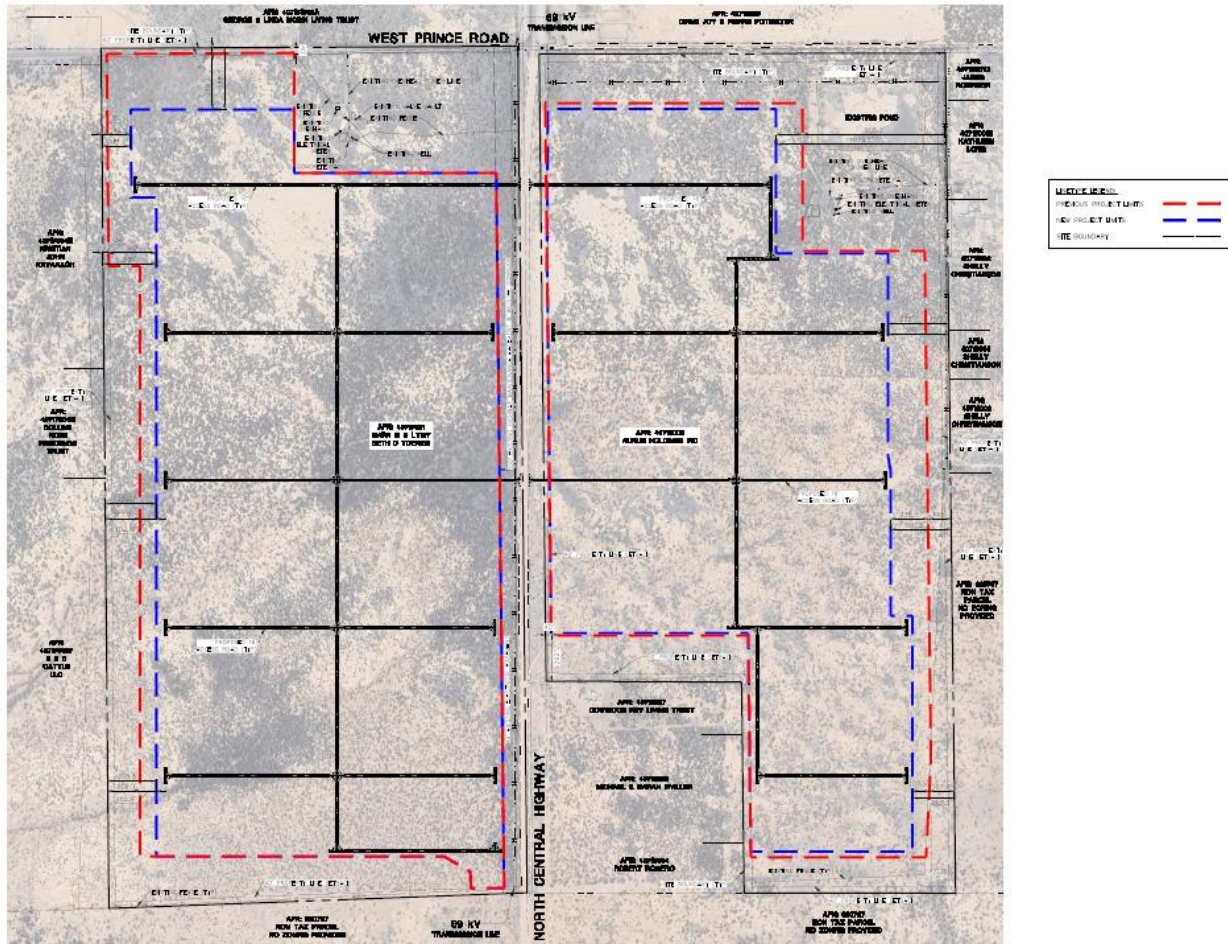
Central Hwy/Prince Rd (APN 40717001, 40718003)

N.T.S.





## Site Plan



## Project Details

597-acre project site

Up to 75MW

Existing 69kV transmission line

Phased project with 40 to 50-year lifespan

12 to 18-month construction

Estimated ground cover 38%, 12' row separation

Incorporates AZGFD recommendations

Low water use (panel cleaning)

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## Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	<b>Complies</b>
<input type="checkbox"/> Compliance with zoning district purpose	<b>Complies</b>
<input type="checkbox"/> Development along major streets	<b>Complies</b>
<input type="checkbox"/> Traffic circulation	<b>Complies</b>
<input type="checkbox"/> Adequate services and infrastructure	<b>Complies</b>
<input type="checkbox"/> Significant site development standards	<b>Complies</b>
<input type="checkbox"/> Public input	<b>Complies</b>
<input type="checkbox"/> Hazardous materials	<b>Complies</b>
<input type="checkbox"/> Off-site impacts	<b>Complies</b>
<input type="checkbox"/> Water conservation	<b>Complies</b>

## Factors in Favor of Approval

Complies with all applicable factors

Low water land use in Douglas Active Management Area (AMA)

Solar projects place limited strain on local services and infrastructure, generating minimal traffic and water use

No requested waivers

Provides a source of clean energy that offsets greenhouse gas emissions

Project-generated electricity enhances grid resiliency and supports future load growth needs

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## Factors Not in Favor

Opposition from nearby property owners

Fugitive dust generated during construction

Visual impacts may disrupt natural landscape views for nearby residents

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## Citizen Review / Public Notice

4 March 2024

Applicant mailing

21 March 2024

Neighborhood meeting

15-23 May 2024

Notices

Posting

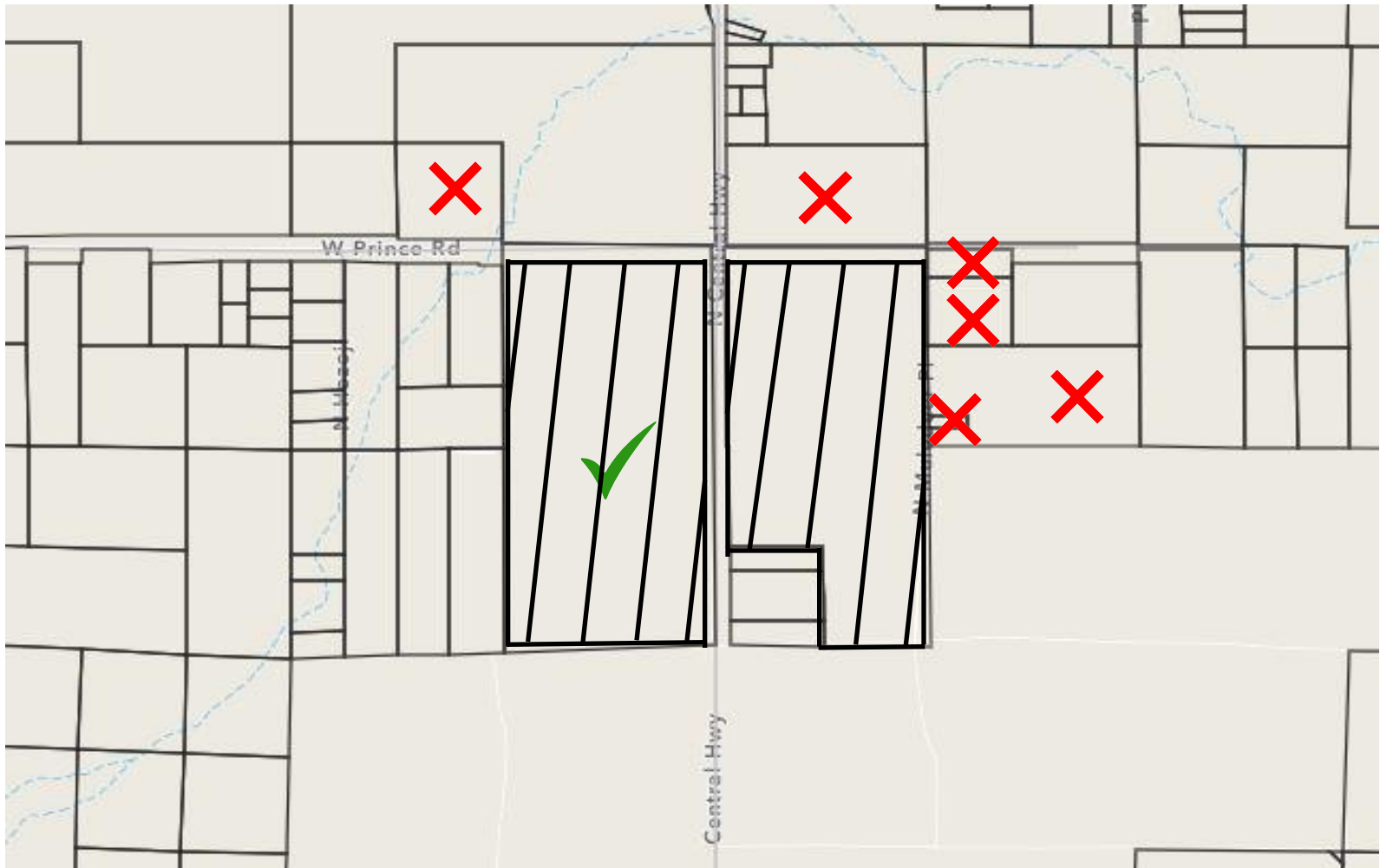
Legal ad

23 August 2024

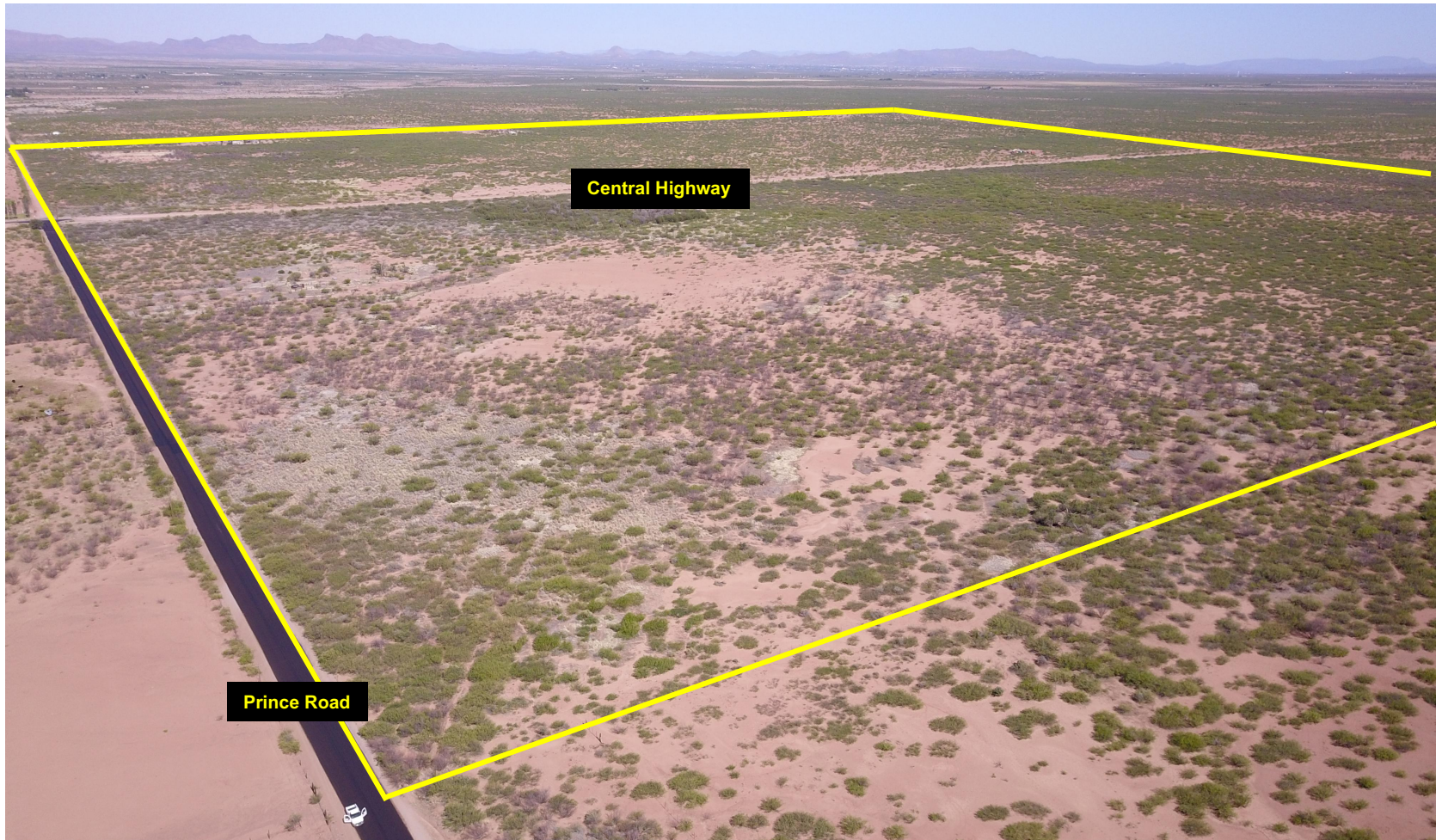
Courtesy notices



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## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-07 to allow a solar energy power plant with the following conditions:

1. The project owner shall submit, in advance or concurrent with their first commercial permit, a Traffic Improvement and Maintenance Plan, which successfully mitigates project impacts to Central Highway. The plan shall include, but not be limited to, a traffic control plan, a dust control plan, a road stabilization plan, and a road maintenance plan.
2. The project owner shall apply a chemical stabilizer, such as Magnesium Chloride, to Central Highway during the project construction phase. Road preparation and application shall follow best practices to improve product performance and shall be in accordance with manufacturer's specifications.

## Staff Recommendation (cont.)

3. Project vehicles and equipment shall not use N. Frontier Road to access the project site during or after construction.

4. The applicant shall submit an Emergency Response Plan in conjunction with building permit submittals for County and fire responder review and approval.

5. The project owner shall include all Best Management Practices (BMP) for dust mitigation and wind erosion with the dust control plan of the Traffic Improvement and Maintenance Plan:

Minimize grading and vegetation removal. Landscaping with native plants can help support wildlife and pollinator species in the area while reducing dust and erosion.

In areas where vegetation removal and/or grading is required, schedule the process of vegetation removal to the minimum time required prior to module installation.

## Staff Recommendation (cont.)

- Limit vehicle speed on Central Highway within project limits, during facility construction, to 25 miles per hour.
- Apply water to disturbed soil areas using water trucks to control dust and maintain proper moisture levels for soil compaction. Minimize over application of water to prevent runoff and ponding.
- Suspend grading during periods of high wind.
- Cover all trucks hauling soil or other loose material in and out of the proposed Project site.
- Gravel or aggregate should be used where access roads meet paved roads to limit offsite disturbance and prevent mud and dirt track-out.

6. The project owner shall conduct preconstruction surveys per the Migratory Bird Treaty Act (MBTA) prior to vegetation removal or ground disturbance associated with project construction.

7. The project owner shall exclusively use PV panels with an anti-reflectivity coating that is integral to the panel.

## Staff Recommendation (cont.)

8. All solar racks shall be installed to maintain no less than a 12' minimum clear distance, measured from outer edge of panels, between all tracker rows. The applicant shall not exceed a 38% ground cover ratio, defined as panel area to total project area, for the project site.

9. A 4"-6" gap between the bottom of project-related perimeter fencing and ground surface shall be reserved for small ground animal permeability.

*\*Standard conditions related to acceptance of conditions, permitting requirements and timeframes, and modifications to an approved special use apply to and have not been modified by this request.*

## Sample Motion

Madam Chair, I move to approve Docket SU24-07 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

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