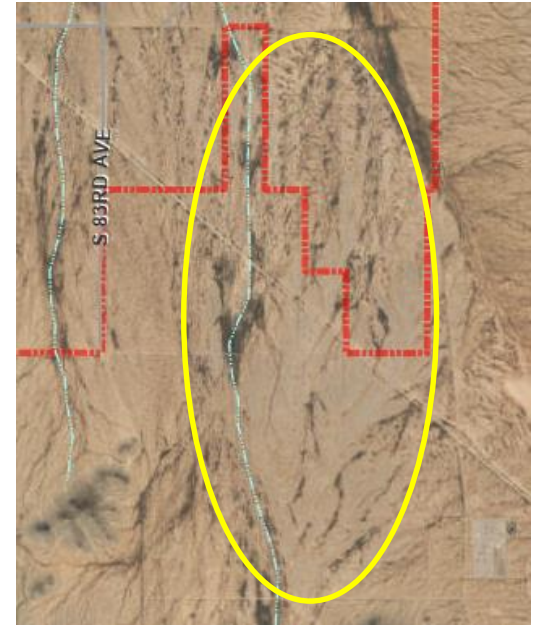


Location (general)

APPOX. 4 MILES SOUTH OF SR238 ON MARICOPA/PINAL BORDER

- 4 Miles South of SR 238
- West side of the Maricopa County / Pinal County Line.

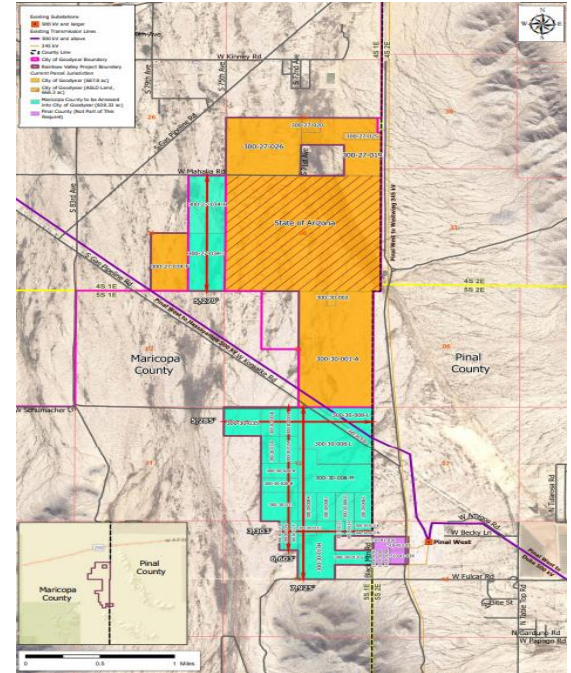


Request

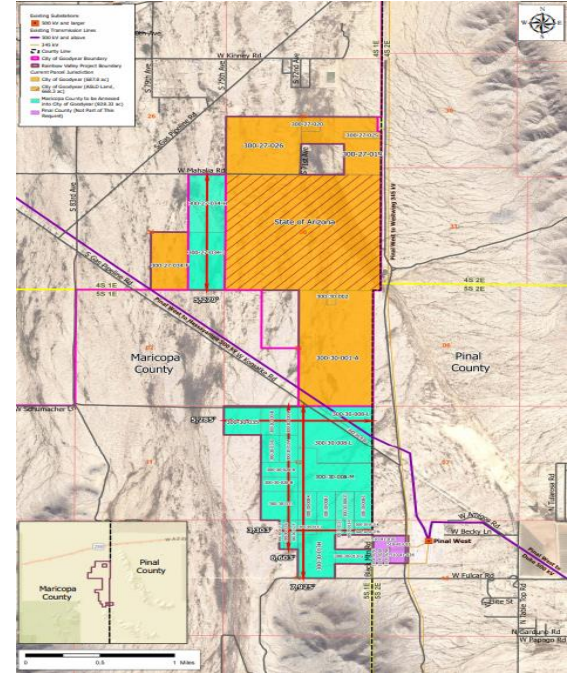
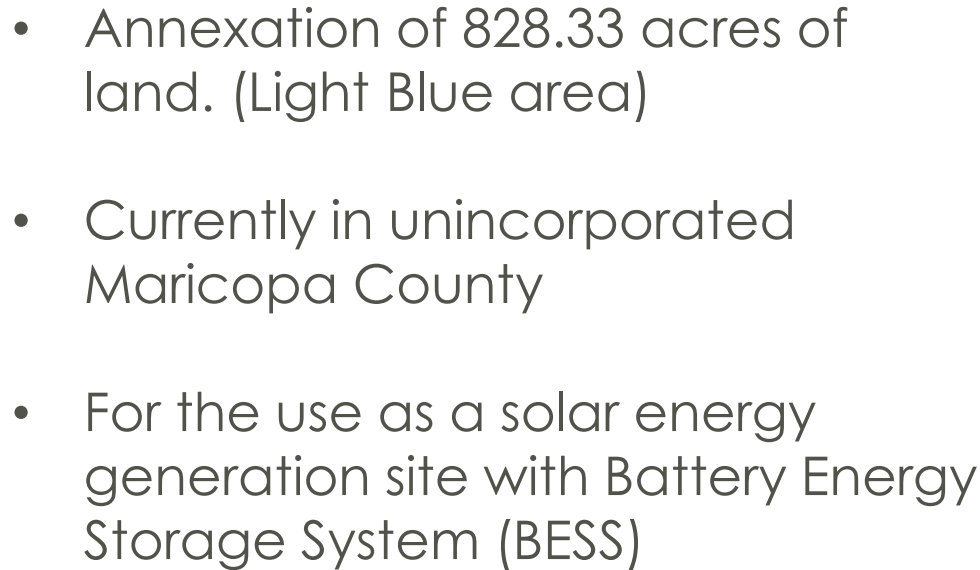


ANNEXATION

- At this time, staff is only seeking direction.
- This is not a request for approval, nor endorsement of the request, rather only direction to proceed with further analysis and work with applicant on next steps including pre-annexation agreement.



ANNEXATION

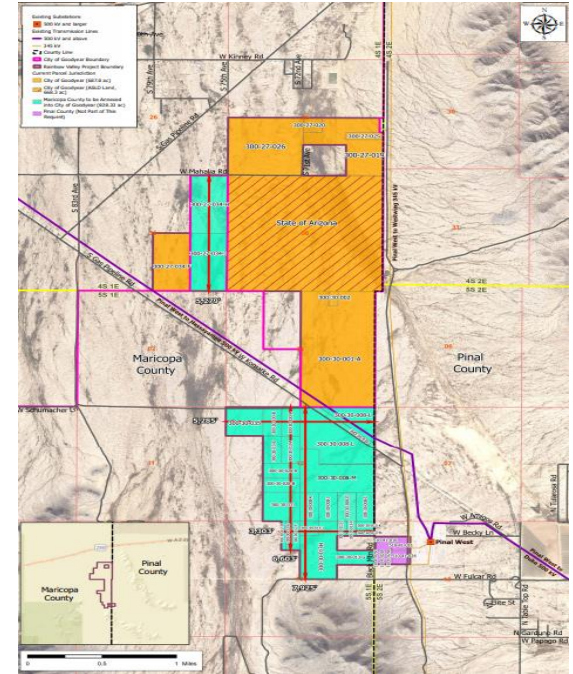


Request



SPECIAL USE PERMIT

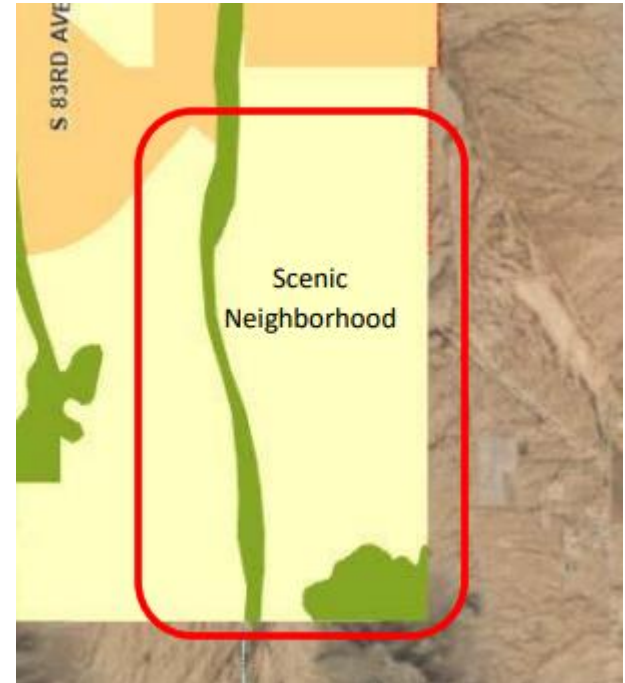
- While the Annexation is a separate request, a Special Use Permit and possible rezoning will be required to address the project as proposed.
- 1,350 acres already in the City of Goodyear
- SUP for the project would cover 2,178.42 total acres (including the 828 as part of this annexation request).



General Plan / Zoning



- Currently Designated as Scenic Neighborhood in the General Plan.
- County Zoning is RU-190.
- Goodyear Equivalent Zoning would be Agricultural / Urban (AU)
- Undeveloped, Sonoran Desert at this time.



Fiscal Analysis



APPLICANT PROVIDED DATA

- Fiscal analysis is predicated on the approval of the annexation and special use permit approval for the site. (2,178 acres)
- Fiscal Analysis provided was for a smaller annexation of 711 Acres. It will need to be revised to address the larger size of the current proposal.
- Fiscal analysis addresses one time revenues (construction taxes) and ongoing property tax revenues.
- Project life is anticipated to be 35 years.
 - 5 years for permitting and construction
 - 30 years of operation

Fiscal Analysis



APPLICANT PROVIDED DATA

- If annexation and special use permit is approved in the future, the applicant's fiscal analysis report shows the following. (This includes one time and ongoing property tax).
 - \$6,002,000 (171,500 per year)
- If annexation is denied, but special use permit for solar is approved. (This includes one time and ongoing property tax).
 - \$2,744,000 (78,400 per year)
- Note, this analysis is revenue only and does not account for City operating expenses.

Challenges



DEVELOPMENT CHALLENGES

- The challenges presented by this annexation request include the following:
 - The site is very remote. 4 miles south of SR238 in an undeveloped area.
 - Lack of infrastructure to service the property.
 - Battery Energy Storage System safety concerns.
 - Ongoing maintenance costs on roads and infrastructure.
 - Concerns about what happens with the property if it is approved and the project does not come to fruition.

Next Steps



PROCESS

- If directed to move forward the following items will be addressed.
 - Staff will work with annexation on a pre-annexation agreement for Council consideration.
 - Staff will work with the applicant on an updated fiscal analysis.
 - If pre-annexation agreement is approved by the Council, formal annexation procedures would commence.
 - Timeline could be up to one year.
 - Special Use Permit would run a parallel timeline and would accompany the annexation request.

Recommendation



- Requesting direction from Council regarding on proceeding with further discussions and pre-annexation agreement on the annexation of 828 acres.

