



To: Planning and Zoning Commission

From: Eric Fitzer, Planning and Economic Development Manager

Date: February 2, 2010

RE: January 28, 2010 Citizen Review Session TA-10.01 Solar Field Overlay Zone (SFOZ)

Introduction

On January 28, 2010 the Town of Gila Bend conducted a Citizen Review Session in regards to **Text Amendment TA-10.01 Solar Field Overlay Zone (SFOZ)** in accordance with Section 16-3-01 C of the Town of Gila Bend Zoning Ordinance. A notice of the Citizen Review Session was printed in the Gila Bend Sun on January 14, 2010 and meets the minimum ten (10) day requirement per Section 16-3-01 C 3.

Meeting Synopsis

At the meeting, which began at 5:30 PM, Town of Gila Bend Planning and Economic Development Manger Eric Fitzer gave a brief presentation of TA-10.01 Solar Field Overlay Zone (SFOZ) which would add the following Sections and Definitions within the Town of Gila Bend Zoning Code: **Section 16-3-12; Section 16-4-18;** and the Definitions of **Solar Field** and **Photovoltaic Array**. The presentation slides have been attached to this report as an exhibit.

In attendance were six (6) community members, the Planning and Zoning Commission Chairman Birchfield and two (2) staff members; Eric Fitzer and Teresa Smith. The following are a list of comments and questions which were generated at the meeting:

- *Staff needs to research Solar Fields near Dagget, CA, Victorville, CA and South of Las Vegas, NV which is visible near U.S. 95.*
- *What is the height of the solar structures? Staff stated that solar structures range any were from a few feet to forty-eight (48) feet when mounted on a pole. But staff did not know the limits of the sizes and/or if they would be larger. Staff stated that sizes would be determined through site planning but staff would get more information before giving a definitive answer. It was stated that *staff needs to be more knowledgeable before proposing and presenting a topic.**
- *A question was raised in regards to *locations within the Town which the Solar Field Overlay Zone (SFOZ) could be utilized.* Staff stated that as long as the minimum*



requirements were met per the ordinance they could be utilized anywhere in Town and the zoning is purely application based; meaning each project would have to be reviewed and approved or denied upon its own merit. It was asked *that staff put together a map which denotes possible areas where the SFOZ could be utilized*. Staff is creating an exhibit for the presentation to the Planning and Zoning Commission on February 11, 2010.

- A question was raised about the *cleanup of broken and inoperable equipment*. Staff stated that proposed Section 16-4-18 B 6 addresses this issue and requires the owner/operator to remove such broken or inoperable equipment immediately.

The meeting ended promptly at approximately 6:45.

Conclusion

Based on the Citizen Review Session meeting held by the Town of Gila Bend on January 28, 2010 staff has heard no major objections in regards to the proposed Text Amendment, TA-10.01 Solar Field Overlay Zone (SFOZ). Staff is currently assembling the information which was requested at the meeting and will present the requested information at the Planning and Zoning Commission meeting on February 11, 2010.

Exhibits

TA-10.01 Solar Field Overlay Zone (SFOZ) January 28, 2009 Citizen Review Session Presentation