



MEMORANDUM

PUBLIC WORKS DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

TO: Honorable Board of Supervisors, All Districts

FROM: Arlan M. Colton, Planning Director 

DATE: October 2, 2013

SUBJECT: Co8-11-06 RENEWABLE ENERGY INCENTIVE DISTRICT (REID)

The above referenced Zoning Code Text Amendment is scheduled for the Board of Supervisors' **OCTOBER 15, 2013** hearing.

REQUEST: Zoning Code Text Amendment

OWNER: N/A

AGENT: N/A

STAFF CONTACT: Janet Emel

PUBLIC COMMENT TO DATE: To date staff has received no public comment on the proposed amendment.

THE PLANNING AND ZONING COMMISSION RECOMMENDATION: APPROVAL (7 – 0; Commissioners Poulos, Membrilla, and Holdridge were absent).

STAFF RECOMMENDATION: APPROVAL.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (MMBCLS): Not applicable.

CP/JE/ar
Attachments



Board of Supervisors Memorandum

Subject: Co8-11-06

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FOR OCTOBER 15, 2013 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Arlan M. Colton, Planning Director *AMC*
Public Works-Development Services Department-Planning Division

DATE: October 2, 2013

ADVERTISED ITEM FOR PUBLIC HEARING

ZONING CODE TEXT AMENDMENT

Co8-11-06 RENEWABLE ENERGY INCENTIVE DISTRICT (REID)

An ordinance of the Board of Supervisors of Pima County, Arizona; amending Section 14.04.010 REID Site Maps of Chapter 14.04 Maps of Title 14 Renewable Energy Incentive District (REID) of the Pima County Code to correct several Scrivener's mapping errors, replace the existing ordinance maps with more readable maps, and present the ordinance before the Board of Supervisors for an annual review. The Renewable Energy Incentive District (REID) ordinance designated specific sites where utility-scale solar facilities may be developed more expeditiously; specified REID site criteria; established performance standards and an incentive plan for the facility development; and provided a process for amending REID site criteria and designating new REID sites.

1. The scrivener's mapping errors requested for correction are:
 - a) Removing the area designated "Important Riparian Area" according to the Pima County Comprehensive Plan's Maeveen Marie Behan Conservation Lands System as REID sites within Tax Code Parcels 303-09-0030 and 305-01-0030. Areas designated as "Important Riparian Areas" do not qualify as REID sites. The subject parcels are located on the west and east sides of Wilmot Road and two miles south of the Old Vail Connection Road. The Tax Code Parcel 303-09-0030 is within the Swan Southlands Specific Plan site and the other parcel is east of the specific plan site. Inclusion of the areas was an inadvertent error made during the development of the REID ordinance process; and,

- b) Correctly reflecting on the "Northwest" REID ordinance map, the Board of Supervisors decision on April 3, 2012 to remove Tax Code Parcels 208-41-036F, 208-41-036G, 208-41-046D, 208-41-060A, 208-41-060B, 208-41-036D, and 208-41-0510 as designated REID sites. The subject parcels are located near Manville Road and west of Sandario Road. The sites were inadvertently left on the REID ordinance map for that area and should have been removed.
2. The proposed ordinance map replacements will be more readable than the current ordinance maps and will delineate Tier 1 REID sites from Tier 2 REID sites.
 3. The ordinance shall also be presented to the Board of Supervisors for an annual review. Section 2 of Ordinance 2012-16 states: "This ordinance shall be reconsidered by the Board of Supervisors with respect amending the REID site and/or amending the criteria for designating REID sites approximately one year after its adoption date".
- On motion, the Planning and Zoning Commission voted 7-0 to recommend **APPROVAL** (Commissioners Poulos, Membrila, and Holdridge were absent). Staff recommends **APPROVAL**.
(ALL DISTRICTS)

Planning and Zoning Commission Public Hearing Summary (September 25, 2013)

Staff described the purpose of the ordinance and explained that the proposed revisions are to correct scrivener's mapping errors and to replace the set of existing ordinance maps which show the designated REID sites with a clearer set of maps. Staff recommended **APPROVAL** of the text amendment.

There were no questions from the Commission.

No one from the audience spoke.

A motion to close the public hearing was approved.

The motion to recommend approval of the text amendment **PASSED** 7-0. (Commissioners Poulos, Membrila, and Holdridge were absent).

CP/JE/ar
Attachments

c: Chris Poirier, Assistant Planning Director
Co8-11-06 File

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING
September 25, 2013**

**AMENDMENT TO PIMA COUNTY CODE ORDINANCE (2012-16)
Co8-11-06 RENEWABLE ENERGY INCENTIVE DISTRICT (REID)**

STATUS / AGENDA ITEM

Planning and Zoning Commission Public Hearing
Amendment to Pima County Code Ordinance 2012-16

DESCRIPTION

The Renewable Energy Incentive District (REID) ordinance was adopted by the Board of Supervisors on April 3, 2012. The ordinance designated REID sites where utility-scale solar facilities may be developed more expeditiously; specified REID site criteria; established performance standards and an incentive plan for the facility development; and provided a process for amending REID site criteria and designating new REID sites.

Given Pima County's abundant solar energy resources, the ordinance is intended to encourage its use to off-set the need for fossil fuels if the solar facilities are located on lands that do not compromise other County interests such as impacts to our fragile desert resources. The designated REID sites were selected based on a rigorous set of criteria including sites cannot be within the Maeveen Marie Behan Conservation Lands System (MMBCLS).

Staff requests two amendments to the REID ordinance to correct several Scriveners' errors on the adopted ordinance maps and to replace the existing ordinance maps with more readable maps. The scrivener's mapping errors needing correction are: 1) to remove as a REID site the areas designated "Important Riparian Areas" from Tax Code Parcel 303-09-0030. Important Riparian Areas do not qualify as REID sites. These areas were mistakenly left on the ordinance map; and, 2) to correctly reflect the Board of Supervisors decision on April 3, 201~~2~~³ to delete as REID sites seven parcels near Manville Road, west of Sandario Road. The sites were inadvertently left on the ordinance map and should have been removed. The second requested amendment is to replace the current REID ordinance maps with a set of more readable maps which better delineate Tier 1 from Tier 2 REID sites.

Finally, the ordinance shall be presented to the Board of Supervisors for an annual review as required by the ordinance. Staff has no new sites to recommend nor any changes to the criteria for designating REID sites. Staff worked with the Arizona State Land Department looking for potential sites, but were unable to add any new sites.

SUPERVISORS DISTRICT

All districts.

PUBLIC COMMENT

None to date.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the requested amendments to the Renewable Energy Incentive District (REID) ordinance.

STAFF REPORT

On April 3, 2012 the Board of Supervisors approved the zoning code text amendment Co8-11-06 Renewable Energy Incentive District (REID). The text amendment established pre-selected sites to locate large-scale solar facilities, incentives for the solar industry to develop those sites, performance standards for the facilities, and a set of criteria and process for establishing new REID sites. Staff is requesting two amendments to the existing ordinance, specifically pertaining to the ordinance maps.

Amendment #1: After the ordinance (2012-16) was adopted by the Board of Supervisors, staff discovered two sets of Scrivener's errors on the ordinance maps. Correcting these errors will accurately reflect what the Board of Supervisors actually approved.

The first correction to Scrivener's errors is to delete the REID site areas designated "Important Riparian Areas" within Tax Code Parcel 303-09-0030 on the "Southeast Area" ordinance map. "Important Riparian Areas" (IRA) are a designation of the Maeveen Marie Behan Conservation Lands System (MMBCLS) established in the Regional Environmental Element of the Comprehensive Plan. One of the criteria for a REID site, as stated in the ordinance text (Sections 14.02.010(B)(3) and 14.02.020(B)(3)), is an area must lie outside of the MMBCLS. Therefore, the IRA designated areas need to be deleted as REID sites from the ordinance map. The owner of the Swan Southlands Specific Plan site within which the parcel lies, agrees that the map should be corrected by removing those REID sites. This was an inadvertent error made during the process to develop the REID ordinance.

The second correction to Scrivener's errors is to delete as REID sites Tax Code Parcels 208-41-036D, 208-41-036F, 208-41-036G, 208-41-046D, 208-41-0510, 208-41-060A, and 208-41-060B from the "Northwest Area" ordinance map. These parcels were specifically deleted by the Board of Supervisors on April 3, 2012 and should not have appeared as REID sites on the map. Again, this was an inadvertent mapping error staff discovered after the ordinance was adopted.

Amendment #2: This amendment request is to adopt a more readable set of REID ordinance maps that clearly distinguish between the Tier 1 and Tier 2 REID sites. A comparison of the attached, existing ordinance maps (EXHIBIT A) and the proposed ordinance maps (EXHIBIT B) clearly shows an improvement in the readability of the proposed maps, particularly in differentiating Tier 1 sites from Tier 2 sites.

Finally, the Board of Supervisors approved the ordinance subject to it being reviewed approximately one year after adoption for any changes to the REID criteria or to the designated REID sites. Specifically, Section 2 of the REID ordinance (2012-16) states: "This ordinance shall be reconsidered by the Board of Supervisors with respect amending the REID site and/or amending the criteria for designating REID sites approximately one year after its adoption date". Staff is now bringing the REID ordinance before the Board for this annual review.

Since the ordinance was adopted, staff has been working with the Arizona State Land Department to determine if any state-owned properties meet the REID criteria. It has recently been confirmed, however, that the state land department has no potential REID sites to add.

Staff has no new sites to recommend nor any changes to the criteria for designating REID sites.

Staff requests that the Planning and Zoning Commission recommend approval and the Board of Supervisors approve the proposed amendments to the REID ordinance.

Respectfully submitted,



Janet Emel, Senior Planner

c: Co8-11-06 file

New Ordinance

ORDINANCE 2013- ____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; AMENDING SECTION 14.04.010 REID SITE MAPS OF CHAPTER 14.04 MAPS OF TITLE 14 RENEWABLE ENERGY INCENTIVE DISTRICT (REID) OF THE PIMA COUNTY CODE TO CORRECT SEVERAL SCRIVENER'S MAPPING ERRORS AND TO REPLACE THE EXISTING ORDINANCE MAPS WITH MORE READABLE MAPS.

(ALL DISTRICTS)

The Board of Supervisors of Pima County, Arizona finds that:

1. On April 3, 2012 the Board of Supervisors adopted Ordinance 2012-16 and Title 14 of the Pima County Code establishing a Renewable Energy Incentive District (REID). Title 14 of the Pima County Code includes the REID incentive plan and performance standards for the advancement of utility-scale solar systems to maximize this region's renewable natural resources.

2. This ordinance does not change the text of Ordinance 2012-16 or Pima County Code Chapters 14.01, 14.02, or 14.03. This Ordinance corrects two scrivener's mapping errors on the maps in Pima County Code Chapter 14.04, Section 14.04.010 and replaces those maps with a clearer set of maps. The first error correction removes the REID designation for the area designated "Important Riparian Area" on Tax Code Parcel 303-09-0030 on the "Southeast Area" REID Map because Important Riparian Areas do not qualify as REID sites. The second error correction removes the REID designation from Tax Code Parcels 208-41-036F, 208-41-036G, 208-41-046D, 208-41-060A, 208-41-060B, 208-41-036D, and 208-41-0510 on the Northwest Area REID map in accordance with the April 3, 2012 decision of the Board of Supervisors; these parcels were mistakenly included in the final map.

3. This ordinance does not create new restrictions on the use of property, and this ordinance is not intended to, nor should it be construed to reduce any existing rights to use, divide, sell or possess private real property.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY AS FOLLOWS:

SECTION 1. Amend Pima County Code Section 14.04.010 by repealing the maps contained that section and adopting the revised set of ordinance maps included with this ordinance.

SECTION 2. That this ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona,
this _____ day of _____, 2013.

Chairman, Board of Supervisors

ATTEST:

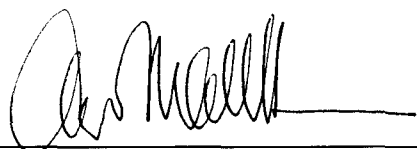
Clerk, Board of Supervisors

Date: _____

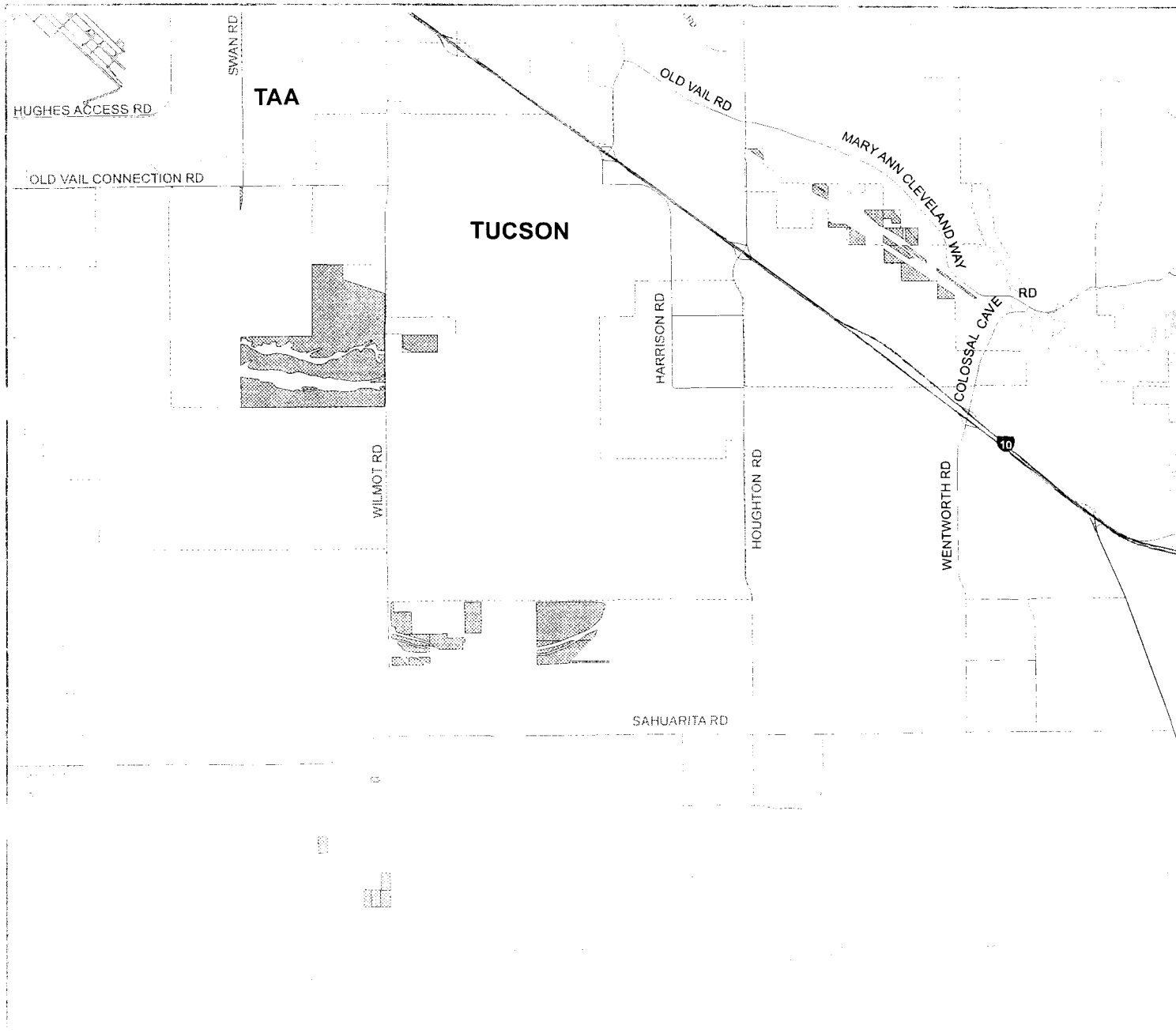
APPROVED AS TO FORM





Civil Deputy County Attorney



Executive Secretary, Pima County
Planning and Zoning Commission



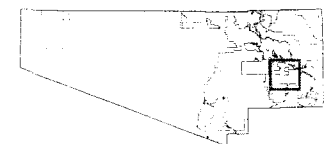
REID Parcels Southeast Area

-  REID Tier 1 Parcels
-  REID Tier 2 Parcels

Santa Rita Experimental Range

Coronado National Forest

Pinna County Index Map



Index Map Scale: 1:500,000 for ArcView

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August 8, 2011

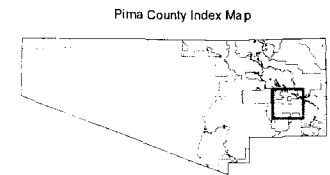
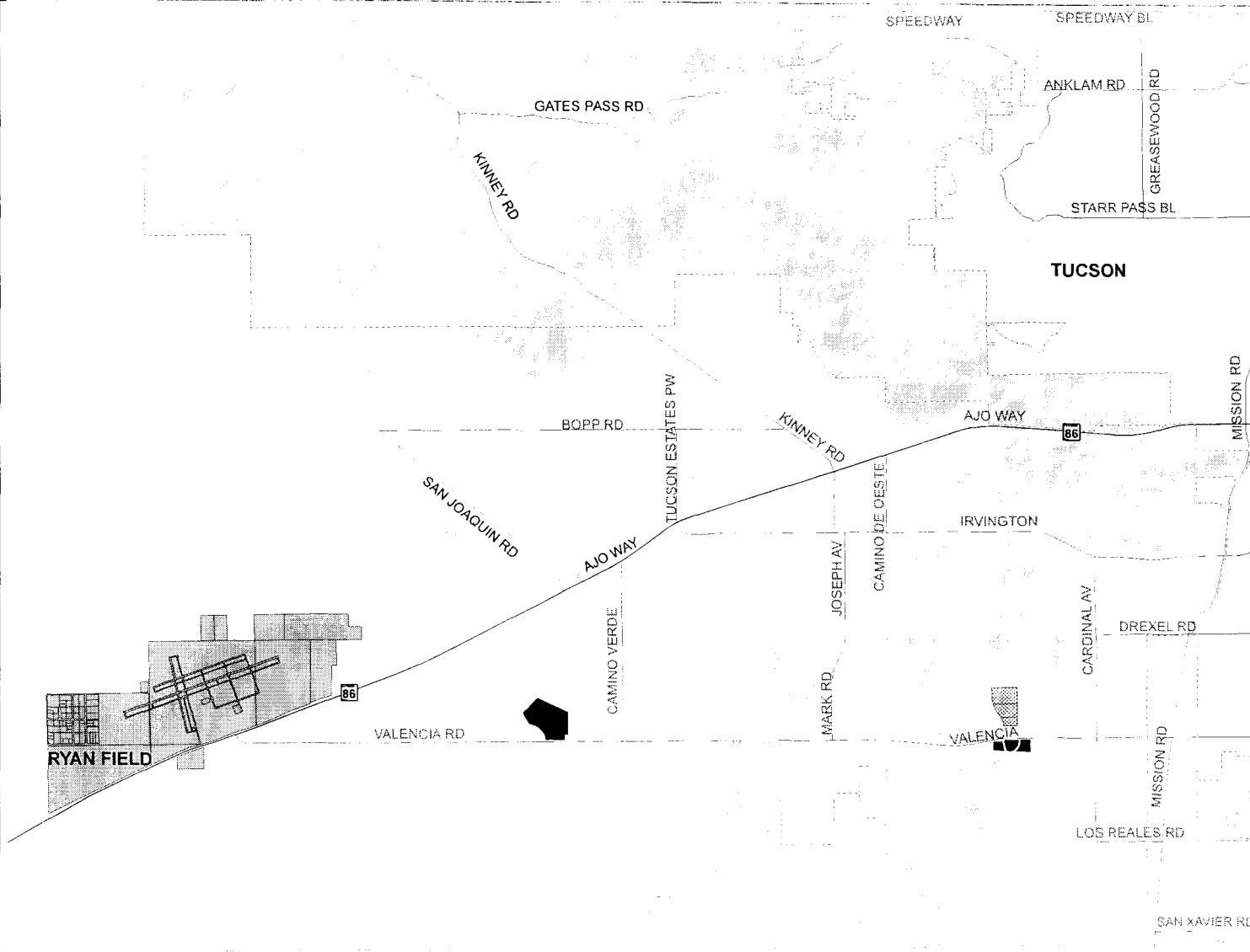
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4 of 0

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5 of 5

REID Parcels West Area

- REID Tier 1 Parcels
- REID Tier 2 Parcels



Index Map Scale 1:150,000 for Arch E Print

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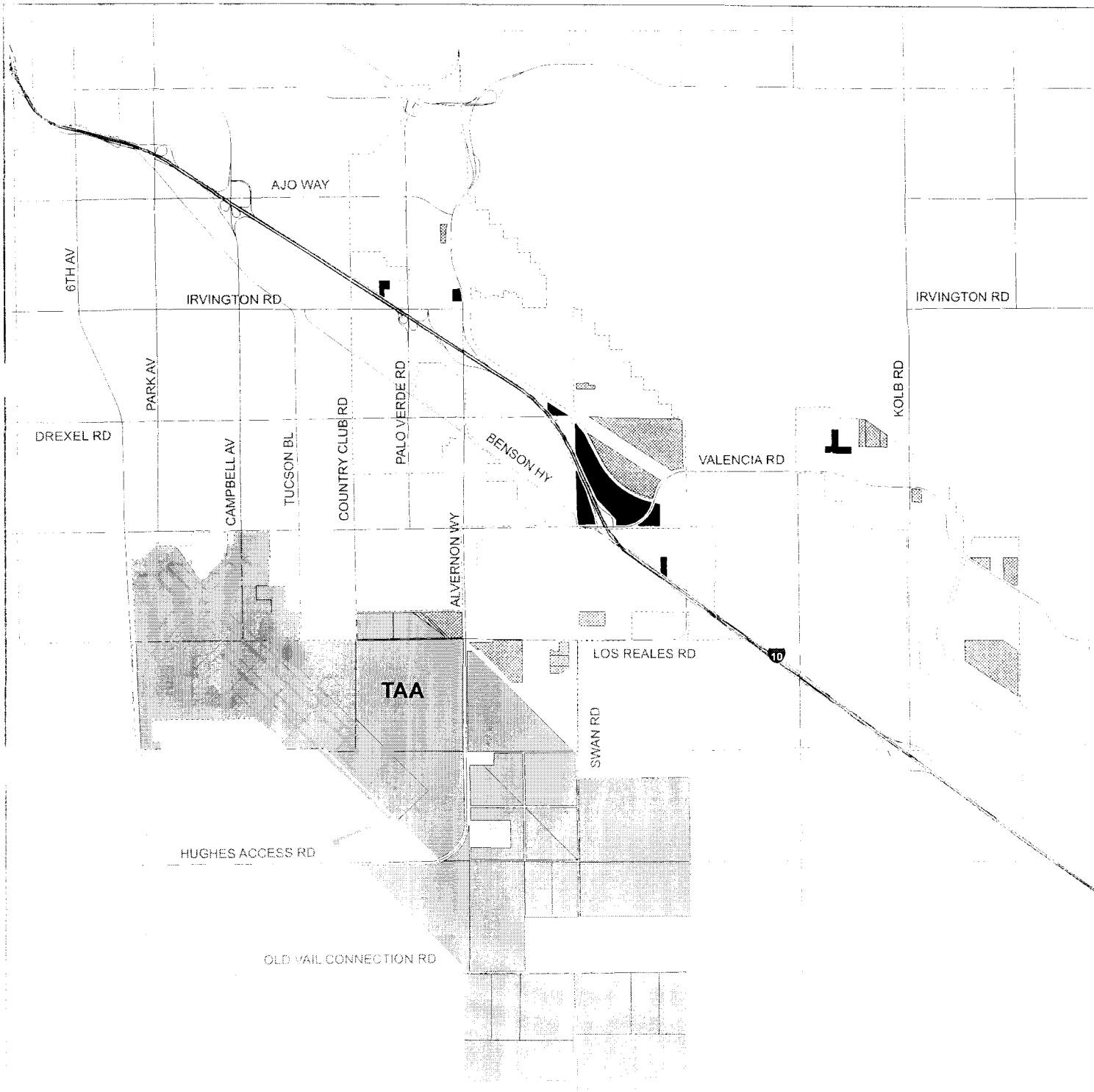
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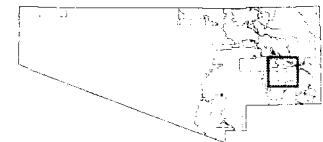
August 8, 2013

REID Parcels Central Area

-  REID Tier 1 Parcels
-  REID Tier 2 Parcels



Pima County Index Map



Index Map Scale: 1:150,000 for North E River

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Map Scale: 1:18,000



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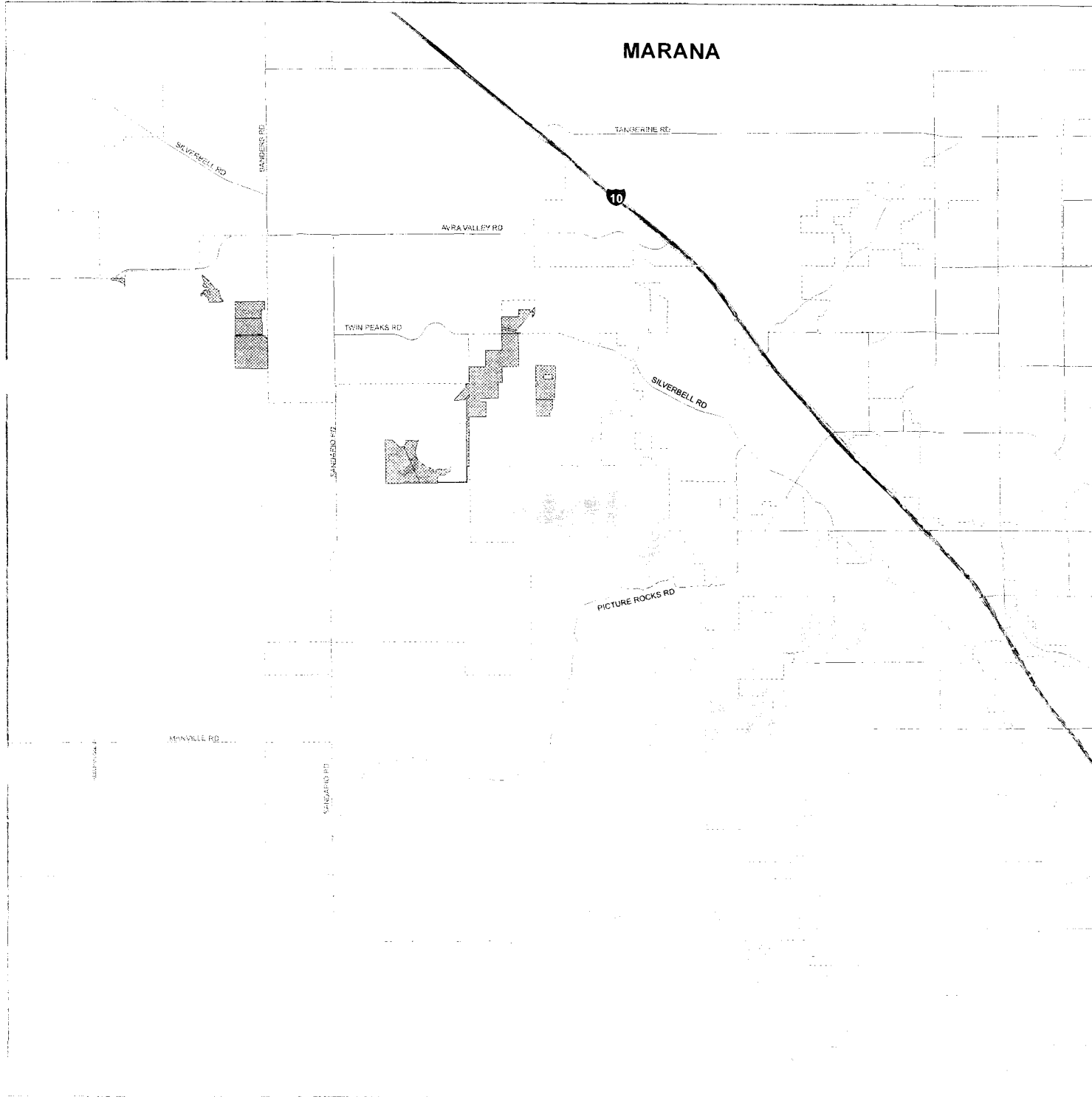
Aug 18, 2011

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MARANA

REID Parcels Northwest Area

-  REID Tier 1 Parcels
-  REID Tier 2 Parcels



Pima County Index Map



Index Map Scale 1:100,000 for Arch E Print

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Map Scale 1:30,000



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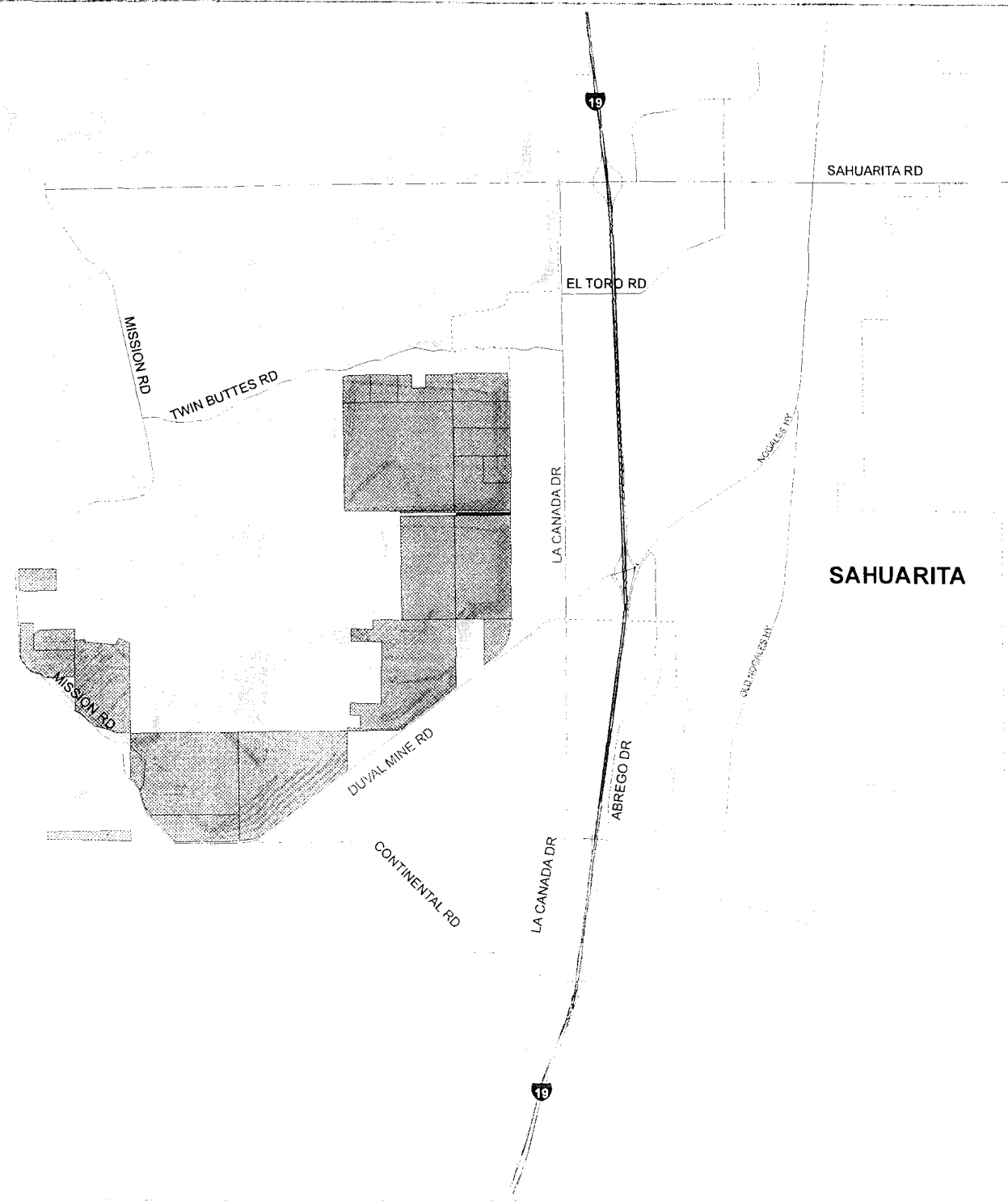
August 8, 2013

Map prepared by GIS using ArcGIS 10.1 software. Map scale 1:30,000.

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REID Parcels South Area

-  REID Tier 1 Parcels
-  REID Tier 2 Parcels



Pima County Index Map



Index Map Scale: 1:1,000,000 for Arch E Print

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August 6, 2012

Original Adopted Ordinance

ORIGINAL ADOPTED ORDINANCE

F. ANN RODRIGUEZ, RECORDER

Recorded By: MRB

DEPUTY RECORDER

1562

P0230

PIMA CO CLERK OF THE BOARD

PICKUP



SEQUENCE:	20121230495
NO. PAGES:	25
ORDIN	05/02/2012
	18:00
PICK UP	
AMOUNT PAID:	\$0.00

ORDINANCE 2012- 16

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS ESTABLISHING TITLE 14 RENEWABLE ENERGY INCENTIVE DISTRICT (REID); DESIGNATING REID SITES WHERE UTILITY-SCALE SOLAR FACILITIES MAY BE DEVELOPED MORE EXPEDITIOUSLY; SPECIFYING REID SITE CRITERIA; ESTABLISHING PERFORMANCE STANDARDS AND AN INCENTIVE PLAN FOR THE FACILITY DEVELOPMENT; AND PROVIDING A PROCESS FOR AMENDING REID SITE CRITERIA AND DESIGNATING NEW REID SITES. (ALL DISTRICTS)

WHEREAS, the Planning and Zoning Commission, at its October 27, 2010 meeting initiated the addition of a Renewable Energy Incentive District to the Pima County Code;

WHEREAS, this ordinance will establish a Renewable Energy Incentive District (REID) which includes the associated incentive plan and performance standards for the advancement of utility-scale solar systems to maximize this region's renewable natural resources; and

WHEREAS, this ordinance does not create new restrictions on the use of property, and this ordinance is not intended to, nor should it be construed to reduce any existing rights to use, divide, sell or possess private real property.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY AS FOLLOWS:

SECTION 1. That Title 14 of the Pima County Code is hereby added to establish a Renewable Energy Incentive District (REID) and the associated incentive plan and

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performance standards, and a process for amending the REID designated sites and site criteria as follows:

Title 14
Chapter 14.01
GENERAL PROVISIONS

Sections:

14.01.010 Short title.

14.01.020 Legislative Intent and Purpose.

14.01.030 Definitions.

14.02.010 Establishment of Tier 1 Renewable Energy Incentive District.

14.02.020 Establishment of Tier 2 Renewable Energy Incentive District.

**14.02.030 Establishment of Tucson International Airport and Ryan Airfield
Renewable Energy Incentive District.**

14.03.010 Performance standards.

14.03.020 Incentive Plan.

14.04.010 Maps

14.01.010 – Short title. The ordinance codified in this title shall be known as the “Renewable Energy Incentive District Ordinance” and will be referred to herein as “this title.”

14.01.020 – Legislative intent and purpose. As allowed under A.R.S. §11-254.07, Pima County may create a Renewable Energy Incentive District (REID) with specific sites and

an incentive plan designed to promote the development of utility-scale solar energy systems on environmentally-suitable lands within unincorporated Pima County.

14.01.030 – Definitions.

A. Certain terms used in this title shall be defined for purposes of this title only, as follows:

1. Incentive Plan. As adopted by the Board of Supervisors (refer to Section 14.03.020). The Plan has incentives in the form of expedited reviews, reduced fees, and reduced regulations offered by various development review departments.

2. Tier 1 Renewable Energy Incentive District. Specific, mapped sites with applicable performance standards and an incentive plan established by the Board of Supervisors to provide site development incentives to promote the development and operation of utility-scale renewable energy systems subject to meeting the site location criteria of Section 14.02.010(B) and public notice requirements as set forth in A.R.S. §11-254.07.

3. Tier 2 Renewable Energy Incentive District. Specific, mapped sites with applicable performance standards and an incentive plan established by the Board of Supervisors to provide site development incentives to promote the development and operation of utility-scale renewable energy systems subject to

meeting the site location criteria of Section 14.02.020(B) and public notice requirements as set forth in A.R.S. §11-254.07.


4. Tucson International Airport and Ryan Airfield Renewable Energy Incentive District: Specific, mapped sites with applicable performance standards and an incentive plan established by the Board of Supervisors to provide site development incentives to promote the development and operation of utility-scale renewable energy systems subject to meeting the public notice requirements as set forth in A.R.S. §11-254.07 and any additional requirements for development on airport properties as determined by the Tucson Airport Authority.

5. Utility-scale solar energy system: A low-water use system that generates energy primarily intended for off-site consumption. For the purposes of this title, only photo voltaic systems or other technology that does not use any more water than would be used by a photo voltaic system are allowed. Accessory uses may include buildings associated with electrical operational infrastructure such as inverters and transformers.

14.02.010 - Establishment of Tier 1 Renewable Energy Incentive District (REID)

A. Initiation of Tier 1 Renewable Energy Incentive District sites. The designation of REID sites shall be considered for initiation by the board of supervisors at the request of the property owner, the Planning and Zoning Commission, Development Services Department, or other entity.

B. Criteria for evaluation. Tier 1 Renewable Energy Incentive District sites shall be evaluated for designation based on the following criteria:

- 
1. Minimum site area of five (5) acres or larger;
 2. The property has previously been disturbed, or is underutilized, or is a vacant property;
 3. Lies outside of the conservation land categories established in the Regional Environmental Element of the Comprehensive Plan, and any subsequent amendments:
 - Important Riparian Area
 - Biological Core Management Area
 - Multiple Use Management Area
 - Special Species Management Area
 - Scientific Research Area
 4. Lies outside of the designated High and Moderate Sensitivity Archaeological areas;
 5. Has been inventoried for cultural resources with no cultural resources encountered;
 6. Lies outside of the Pima pineapple cactus priority conservation areas;
 7. Lies outside of operating mining areas;
 8. Is not on or within federally-owned land;
 9. Is not located within lands owned and managed for conservation purposes nor within three-hundred (300) feet of such a property;
 10. Is not located on a restricted peak, ridge, or steep slope as defined in Chapter 18.61;

- 11. Is not located within three hundred (300) feet of residential structures existing at the time of site establishment;
- 12. Is not a designated common area, open space, or landscaping area within a recorded subdivision plat;
- 13. Is not parkland;
- 14. Does not support a high density of saguaros or ironwoods;
- 15. Is not tribal land;
- 16. Has at least one potential route and point of vehicular access to the site.
- 17. Lies outside of floodways, flow corridors, riverine floodplains, and sheet flood areas with 100-year flood depths greater than two feet as determined by the Regional Flood Control District.
- 18. Additional criteria, as amended by the Board of Supervisors.

C. Public notice and hearing requirements for designation.

- 1. Board of supervisors public hearing: A minimum of fifteen (15) days prior to the hearing, the planning division shall provide notice by:
 - a. Publication once in a newspaper of general circulation in the county seat;
 - and,
 - b. Mailing written notice to all property owners of the proposed Renewable Energy Incentive District site, as by the site's parcel boundaries, and all property owners within a minimum of three hundred (300) feet of the proposed district site's parcel boundaries, except that notice shall be expanded to include owners of property within one thousand (1,000) feet of

the district site's parcel if existing zoning of the district is RH, GR-1, SR or SR-2.

2. Expansion of notice. The board of supervisors may expand the notification area to greater than three hundred (300) or one thousand (1,000) feet, respectively, which shall be noticed prior to a public hearing.

3. Failure to provide notice. Notice is based on the ownership of the property as shown on the county assessor records. The unintentional failure to give written notice to a property owner or the unintentional omission of the name of a property owner shall not invalidate an action of the board of supervisors.

D. Map notation. Tier 1 Renewable Energy Incentive District sites shall be shown on county zoning maps by their underlying tier designation plus the suffix "REID-1".

14.02.020 - Establishment of Tier 2 Renewable Energy Incentive District (REID)

A. Initiation of Tier 2 Renewable Energy Incentive District sites. The designation of REID sites shall be considered for initiation by the board of supervisors at the request of the property owner, the Planning and Zoning Commission, Development Services Department, or other entity.

B. Criteria for evaluation. Tier 2 Renewable Energy Incentive District sites shall be evaluated for designation based on the following criteria:



1. Minimum site area of five (5) acres;
2. The subject property has been previously disturbed, or is underutilized, or is a vacant property;
3. Lies outside of the conservation land categories established in the Regional Environmental Element of the Comprehensive Plan, and any subsequent amendments:
 - Important Riparian Area
 - Biological Core Management Area
 - Multiple Use Management Area
 - Special Species Management Area
 - Scientific Research Area
4. Lies outside of the designated High Sensitivity Archaeological areas;
5. Lies outside of operating mining areas;
6. Is not on or within federally-owned land;
7. Is not located within lands owned and managed for conservation purposes nor within 300' of such a property;
8. Is not located on a restricted peak, ridge, or steep slope as defined in Chapter 18.61;
9. Is not located within three hundred (300) feet of residential structures existing at the time of site establishment;
10. Is not a designated common area, open space, or landscaping area within a recorded subdivision plat;
11. Is not parkland;
12. Does not support a high density of saguaros or ironwoods;
13. Is not tribal land;

- 14. Has at least one potential route and point of vehicular access to the site;
- 15. Lies outside of floodways, flow corridors, riverine floodplains, and sheet flood areas with 100-year flood depths greater than two feet as determined by the Regional Flood Control District;
- 16. Additional criteria, as amended by the Board of Supervisors.

C. Public notice and hearing requirements for designation.

1. Board of supervisors public hearing: A minimum of fifteen (15) days prior to the hearing, the planning division shall provide notice by:

- a. Publication once in a newspaper of general circulation in the county seat;
and,
- b. Mailing written notice to all property owners of the proposed Renewable Energy Incentive District site, as by the site's parcel boundaries, and all property owners within a minimum of three hundred (300) feet of the proposed district site's parcel boundaries, except that notice shall be expanded to include owners of property within one thousand (1,000) feet of the district site's parcel if existing zoning of the district is RH, GR-1, SR or SR-2.

2. Expansion of notice. The board of supervisors may expand the notification area to greater than three hundred (300) or one thousand (1,000) feet, respectively, which shall be noticed prior to a public hearing.

3. Failure to provide notice. Notice is based on the ownership of the property as shown on the county assessor records. The unintentional failure to give written notice to a property owner or the unintentional omission of the name of a property owner shall not invalidate an action of the board of supervisors.

D. Map notation. Tier 2 Renewable Energy Incentive District sites shall be shown on county zoning maps by their underlying tier designation plus the suffix "REID-2".

14.02.030 - Establishment of the Tucson International Airport and Ryan Airfield properties as designated Renewable Energy Incentive District (REID) sites.

A. Initiation of Tucson International Airport and Ryan Airfield properties as Renewable Energy Incentive District sites. The designation of REID sites shall be considered for initiation by the board of supervisors at the request of the Tucson Airport Authority.

B. Notwithstanding the criteria established for the Tier 1 and Tier 2 REID sites, the Tucson International Airport and Ryan Airfield properties shall be designated REID sites subject to the same Public notice and hearing requirements for designation, Performance standards, and Incentive Plan as for the Tier 1 and Tier 2 sites, and subject to any additional requirements for development on airport properties as determined by the Tucson Airport Authority.

C. Map notation. Tucson International Airport and Ryan Airfield Renewable Energy Incentive District sites shall be shown on county zoning maps by their underlying designation plus the suffix "REID-TIA" and "REID-RYAN".

14.03.010 - Performance standards

A. Water use. Only photo-voltaic systems or other technology that does not use any more water than would be used by a photo-voltaic system shall be allowed;

B. Noise or vibration during facility operation. No noise or vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for three minutes or more duration in any one hour of the day between the hours of seven a.m. and seven p.m., or of thirty seconds or more duration in any one hour during the hours of seven p.m. to seven a.m.;

C. Smoke. No emission of smoke from any source shall be permitted;

D. Odors. No emission of odorous gases or other odorous matter shall be permitted in such qualities as to be offensive in such a manner as to create a nuisance or hazard beyond the property lines;

E. Fly ash, dust, fumes, vapors, gases and other forms of air pollution during facility operation. No emission shall be permitted which can cause any damage to health, to animals or vegetation, or other forms of property, which can cause any excessive soiling;

F. Liquids and solid waste. No wastes shall be discharged in the streets, drainageways or any property which is dangerous to the public health and safety, and no waste shall be discharged in the public sewage system which endangers the normal operation of the public sewage system;

G. Solar energy systems shall be located such that prolonged and/or substantial concentrated solar radiation or glare shall not be directed onto abutting properties, roadways, or impact nearby aircraft flight operations;

H. To the extent possible, transmission lines that serve renewable energy systems shall be located to minimize their impacts on conservation land categories established in the Regional Environmental Element of the Comprehensive Plan, and any subsequent amendments: Important Riparian Area, Biological Core Management Area, Multiple Use Management Area, Special Species Management Area, Scientific Research Area;

I. Suitable warning signs containing a telephone number for emergency calls shall face all access approaches to the facility. No advertising on the signs is allowed;

J. The site shall be maintained in a trash and debris free manner;

K. A letter of acknowledgement from the applicable utility company shall be submitted upon permit application and kept on file; and,

L. Any renewable energy system which becomes inoperable shall at the owner's expense be made operational or shall be removed from the property within one year of the date system became inoperable. An appropriate reclamation and closure plan, including recycling, subject to the Planning Director's approval shall be required prior to removal.

14.03.020 Incentive Plan

A. Development Services Department:

1. Development standards (Main and Accessory Structures):

- a. No Conditional Use Permit (CUP) shall be required.
- b. Minimum site area: Five acres.
- c. Minimum REID site boundary setback: 300 feet from residential structures existing at the time of REID site establishment. Three-hundred (300) feet from the boundaries of lands owned and managed for conservation purposes existing at the time of REID site establishment.
- d. Minimum setback requirements within REID site:
 - i. Front: None.
 - ii. Side: None.
 - iii. Rear: None.
- e. Height limitations: None.
- f. Minimum distance between structures: None.

g. Barbed wire may be used on fences or walls for security purposes provided the barbed wire is greater than six feet above ground level. The barbed wire shall not count towards the maximum fence or wall height.

h. Requests for facilities on REID sites located within the Approach-Departure Corridors 1, 2, and 3 of the Airport Environs Zone shall be distributed for review by Davis-Monthan staff.

2. Chapter 18.61 Hillside Development Overlay Zone: The chapter shall be waived in part as follows:

a. The chapter shall not apply to slopes created by prior uses such as mining and sand and gravel operations; and,

b. The average cross-slope shall be calculated based on the entire property.

3. Chapter 18.71 Development Plan Standards: A REID site plan drawn to scale, presented at an optional pre-application meeting with staff, and showing the following requirements shall be in lieu of a standard development plan:

a. General location of any buildings and structures;

b. General location of solar structures;

c. Access point(s);

d. Setbacks if abutting residential development;

e. Required bufferyards (on boundaries abutting residential development);

and,

f. Location of parking.

4. Chapter 18.72 Native Plant Preservation (NPPO) shall be waived in part as follows:

- a. An inventory and mitigation plan for any saguaros, ironwoods and safeguarded species as listed in Table 18.72.040(1)(B) of the zoning code on the site shall be conducted by a qualified practitioner as defined in Section 18.72.070 and provided upon submittal of the REID site plan;
- b. Where saguaros, ironwoods, and safeguarded species cannot be preserved in place, they shall be transplanted on site or replaced at a 1:1 mitigation ratio when transplantation is not feasible. Pima pineapple cactus shall be transplanted and supplemented with one additional Pima pineapple cactus. Pima pineapple cactus will be replaced at a 2:1 mitigation ratio when transplantation is not feasible. Replacement specimens for saguaros shall be a minimum of four feet in height. The size of replacement specimens for ironwood and safeguarded species will conform to Table 18.72.090-1.
- c. The proposed location of transplanted plants shall be shown on the REID site plan, or if necessary for clarity on a separate plan, but a separate plan is not otherwise required;
- d. Replacement specimens and transplanted plants may be located in any required bufferyard; and,
- e. Off-site mitigation is an option subject to approval by the Planning Director or their designee.

5. Chapter 18.73 (Landscaping, Buffering, and Screening Standards): Bufferyards shall be waived in part as follows:

- a. Fifty percent (50%) of the width and plant density requirements of the standard required bufferyard shall be provided; or
- b. The developer may provide written approval by the abutting property owner(s) to the Chief Zoning Inspector or their designee to waive the above bufferyard requirement in whole or part; and,
- c. Greater design flexibility shall be allowed for required walls when there is an applicable issue by the Regional Flood Control District.

6. Chapter 18.75 (Off-street Parking and Loading Standards) shall be waived in part as follows:

- a. Enough parking spaces for employees and visitors shall be provided on - site;
- b. A paved entrance drive shall be provided in accordance with the Subdivision Development Standards manual; and,
- c. Parking area shall provide unrestricted access by emergency services vehicles.

7. Chapter 18.77 Roadway Frontage Standards: Sections 18.77.040(A) through 18.77.040(E)(4) (portion of Scenic Routes) shall be waived. Section 18.77.040(E)(5) shall apply except the total number of cables on an existing overhead system may be increased to serve a REID solar facility.

8. Chapter 18.78 Gateway Overlay Zone: The chapter shall be waived.

9. Chapter 18.81 (Grading standards) shall be waived in part as follows: A Type 1 grading permit instead of a Type 2 grading permit shall be required with the exception that Section 18.81.060(B)(10) and its associated requirements shall apply.

10. Fees: The development plan base fee and applicable building permit fees in accordance with the adopted fee schedule shall apply. No additional fees for landscaping, NPPO, or grading review shall apply.

B. Cultural Resources:

1. Expedited review process through all stages of cultural resources compliance process. Tier 2 sites shall comply with County cultural resources requirements (per Section 14.03.020(A)(9)).

a. If a Tier 2 site has not been inventoried for cultural resources, or was inventoried more than 10 years ago, then a cultural resources field survey must be done to identify, inventory, and evaluate the significance of any cultural or historic resources within the site. All work shall be conducted by a cultural resources professional permitted by the Arizona State Museum and provided upon submittal of the REID site plan.

b. If the Tier 2 site inventory finds significant cultural or historic resources, then the applicant shall develop and implement an appropriate mitigation treatment plan. The mitigation treatment can range from documented avoidance of the resources to mitigation of impacts on the resources by archaeological data recovery (excavation) if avoidance is not possible. All

work shall be conducted by a cultural resources professional permitted by the Arizona State Museum and provided upon submittal of the REID site plan.

2. Coordinate review with utilities, rights-of-way, and other infrastructure components.

C. Department of Environmental Quality:

1. Expedited processing and waiver of the 60-day notice requirements of any applicable Class I, II and III permit applications.

2. Waiver of the \$15,000 (as may be amended by the Board of Supervisors) accelerated processing fee for Class I, II, and III permit applications.

3. Waiver of any applicable Fugitive Dust Activity Permit fees.

D. Regional Flood Control District:

1. Expedited site plan review subject to avoiding disturbance of natural drainage and avoiding or minimizing disturbance of regulated riparian habitat.

2. Expedited construction proposal review for REID projects that:

- a. Elevate all equipment to Regulatory Flood Elevation;
- b. Provide erosion and scour protection for all equipment;
- c. Maintain all roadways on site at grade; and,

d. Elevate all security barriers or fencing to the Base Flood Elevation, or provide sufficient setbacks from property lines to prevent adverse impact to neighboring property.

3. In lieu of Section 14.03.020(D)(2) above, an applicant shall submit an analysis prepared by an Arizona registered civil engineer, which proposes an alternative design.

4. No fees shall apply.

E. Department of Transportation: No roadway Development Impact Fees shall apply.

14.04.010 REID Site Maps.

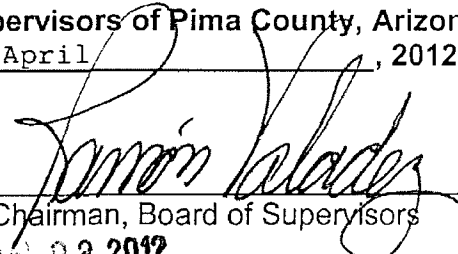
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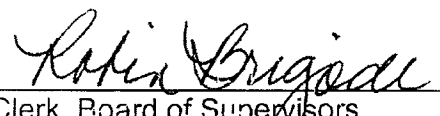
SECTION 2. This ordinance shall be reconsidered by the Board of Supervisors with respect to amending the REID sites and/or amending the criteria for designating REID sites approximately one year after its adoption date.

SECTION 3. That this ordinance is effective 31 days after its adoption.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona,
this 3rd day of April, 2012.

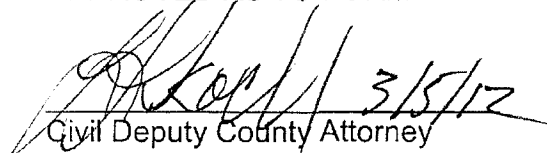

Chairman, Board of Supervisors
APR 03 2012

ATTEST:


Clerk, Board of Supervisors

Date: APR 03 2012

APPROVED AS TO FORM


Civil Deputy County Attorney

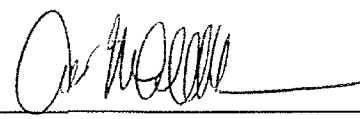
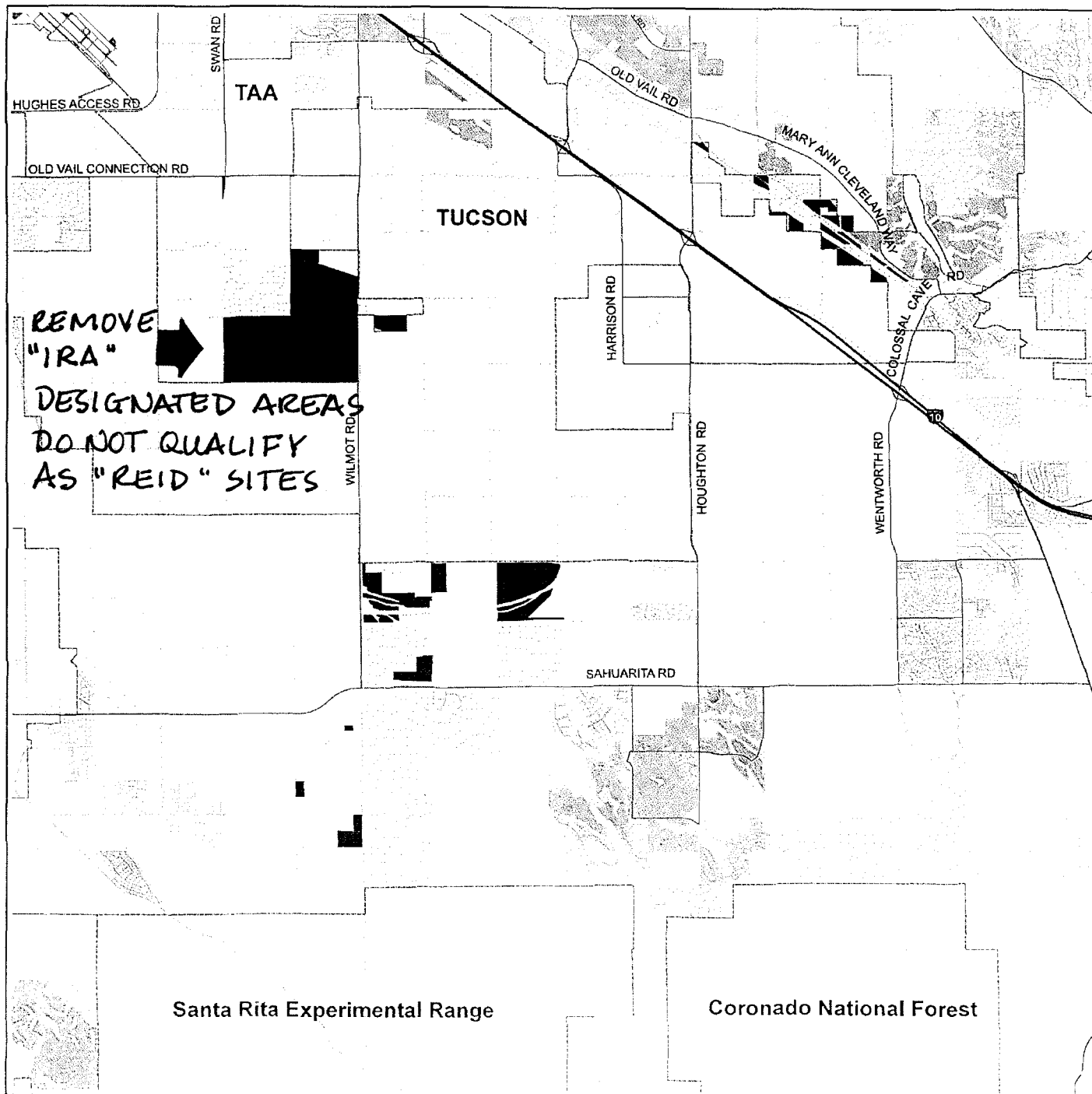

Executive Secretary, Pima County
Planning and Zoning Commission

EXHIBIT A – CURRENT ORDINANCE MAPS

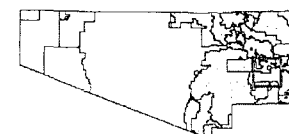


REID Parcels Southeast Area



REID Parcels

Pima County Index Map



Pima Map Scale 1:150,000 for Aerial Photo

The information included on this map is the result of aerial analysis performed on a variety of land-use data and maintained by various governmental agencies. The accuracy of the map is not warranted to be better than the accuracy of the data used in its preparation. Pima County Information Technology Department Geographic Information Systems Section is not responsible for the accuracy of the information included herein. The product is not certified by the GIS Section Director and the Review Board.



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(520) 696-1141 FAX (520) 796-3131



Map Scale 1:32,000



March 6, 2012

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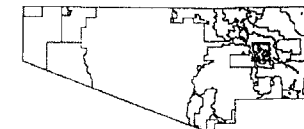
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REID Parcels Central Area

REID Parcels

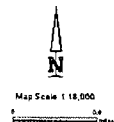


Pima County Index Map



Print Map Scale: 1:400,000 for Aech E Syre

The information depicted on this display is the result of digital analyses performed on a variety of databases provided and maintained by various governmental agencies. The accuracy of the information presented is limited to the collective accuracy of these databases on the date of the analysis. Prime Casting Information Technology Government Computer Information Systems makes no claims regarding the accuracy of the information depicted herein. This product is subject to the GSA Order Tracker and the LSA Archivers.



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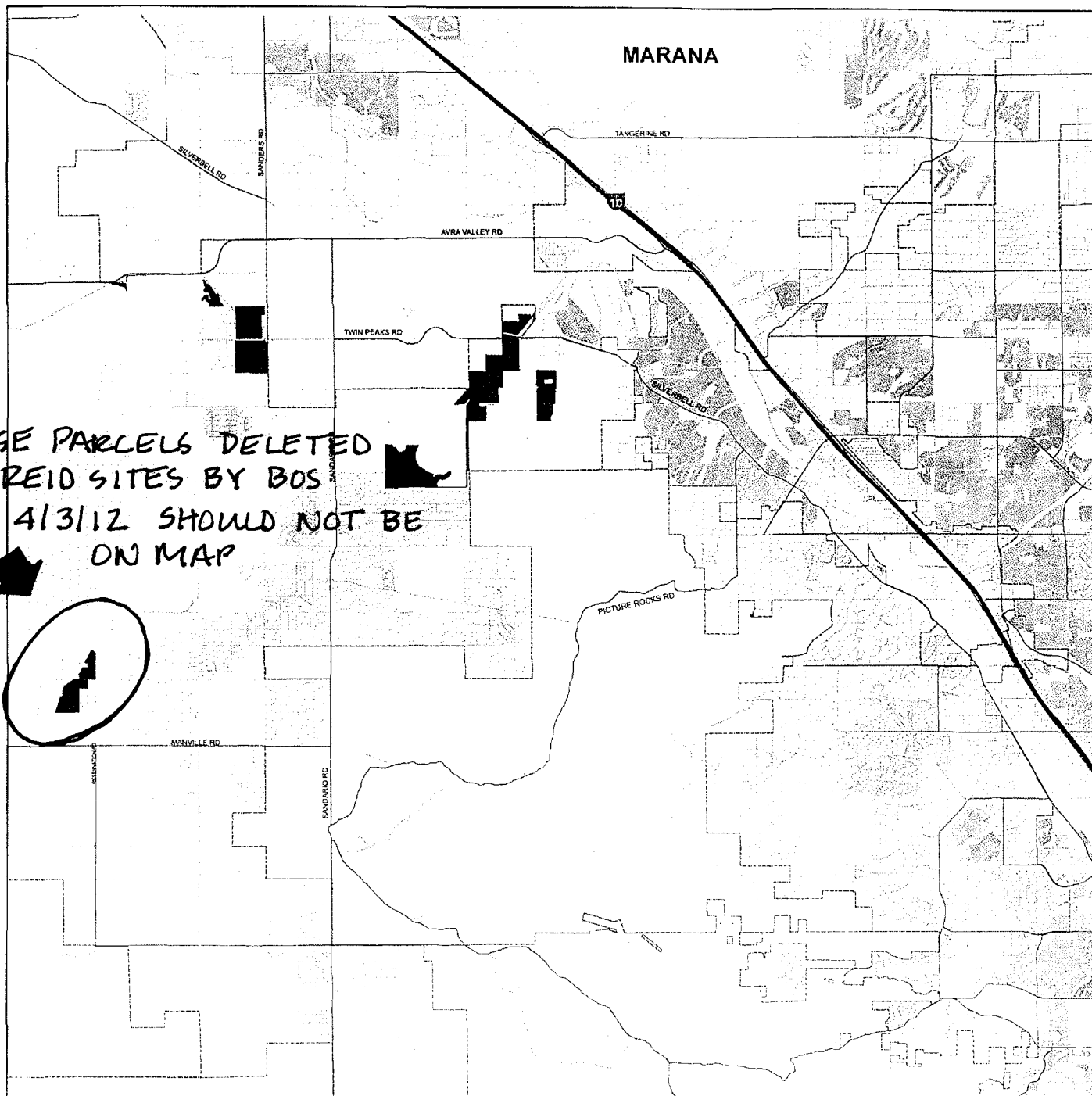
Pima County Pharmaceutical Technology Dept
201 North Street Avenue - 8th Floor
Tucson, Arizona 85701-1207
(520) 746-6970 • FAX (520) 798-3428



March 6, 2012

Wird das von der Projektionsmethode (2) resultierende Bild \tilde{A}

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MARANA

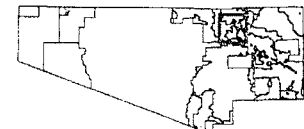
REID Parcels Northwest Area



REID Parcels

THESE PARCELS DELETED
AS REID SITES BY BOS
ON 4/3/12 SHOULD NOT BE
ON MAP

Pima County Index Map



Pima Map Scale 1:1,500,000 by April 7, 2000

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March 6, 2012

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