

## MINUTES

### P & Z COMMISSION HEARING

10/20/2022

#### ATTENDANCE

##### P & Z Commissioners

##### ATTENDED

1. Commissioner Randy Murph
2. Commissioner Logan Rogers
3. Commissioner Jack Latham
4. Commissioner Sadie Lister (via Zoom)
5. Commissioner Wayne Booher
6. Commissioner George John (via Zoom)

##### ABSENT

1. Chairman Chuck Howe
2. Vice-Chair Ruth Ann Smith
3. Commissioner McVicker

##### STAFF ATTENDANCE

1. Madhav Mundle, Public Works Director
2. Brandt Clark, Deputy County Attorney
3. Berrin Nejad, Community Development Director
4. Mischa Larisch, Deputy PW Director, Director of Planning & Development
5. Cody Cooper, Planner II
6. Kristyn Saunders, Planning Assistant
7. Kathleen Outland, Administrative Assistant

Meeting held at the Navajo County Board of Supervisors Chambers, Holbrook, Arizona – Time: 6:00 PM to 6:33 PM.

##### SELECTION OF CHAIR PRO TEM FOR MEETING OF OCTOBER 20<sup>TH</sup>, 2022:

The selection of Chair Pro-Tem for the meeting was as follows:

**Commissioner Latham** volunteered. **Commissioner Rogers** nominated **Commissioner Latham**, and **Commissioner Booher** seconded the nomination.

All voted in favor of appointing **Commissioner Latham** as the Chair Pro-Tem. (6 - 0)

**Chair Pro-Tem Latham** then called the meeting of the Navajo County Planning & Zoning Commission to order and explained the meeting procedures to the public.

**Chair Pro-Tem Latham** then led the Pledge of Allegiance.

##### ITEM #1 – PLEDGE OF ALLEGIANCE

## **ITEM #2 – REVIEW OF AGENDA BY COMMISSIONERS**

**Commissioner Rogers** moved to approve agenda. **Commissioner Murph** seconded. Motion carried unanimously (6 - 0).

## **ITEM #3 – CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA**

No items presented.

## **ITEM #4 – CONSIDERATION OF APPROVAL OF MINUTES FROM THE COMMISSION HEARING ON SEPTEMBER 29<sup>th</sup> 2022**

**Commissioner Booher** made a motion to approve the minutes. **Commissioner Rogers** seconded the motion. Motion carried unanimously (6 - 0).

**ITEM #5 –SUP-A 22-001 HASHKNIFE ENERGY CENTER II, DISTRICT III:** Discussion and possible action on a request by Hashknife Energy Center II, LLC for a Special Use Permit Amendment to allow for the expansion of a previously approved Special Use Permit for the building and operation of a solar generation and storage facility from 400 MW to 700 MW and from approximately 3,960 acres to approximately 5,240 acres located on **APN#** 107-01-023, 107-05-031C, 107-05-031D, 110-15-001D, 110-15-008, 110-15-001D, & 110-15-001E which are portions of T18N, R19E, S30, 31, & 32, & T17N, R19E, S05, 06, 09, & 15 of the GSRM. **Owner:** Aztec Land Co., LLC & Aztec Land & Cattle Co., Ltd. **Agent:** Hashknife Energy Center II, LLC

Mr. Cooper presented the project to the Commission, noting that this was an amendment to a Special Use Permit (S.U.P.) that originally came before the Commission and Board of Supervisors in 2019 and again in 2020 as an S.U.P. Amendment. The applicant had already completed their limited construction, in line with Condition 2 of the previous S.U.P.s. Additionally, the applicants had provided Interconnection Agreements, in line with Condition 3(h) of the original S.U.P.s. Finally, annual reports had been supplied to Staff, in conjunction with the original Condition 10. Mr. Cooper provided the Commission with some visuals of the full proposed site, along with comparisons for the approved vs. the proposed amendment. The proposal met all applicable requirements of the Zoning Ordinance, Comprehensive Plan, and Aztec area plan. Due to this, Staff recommended approval.

**Commissioner Murph** asked what plans the project had to deal with fires and if an amendment would be needed.

Mr. Cooper advised that legal had looked over the plans and advised that there should be no amendments. That decision was based off the applicant needing a detailed fire plan in place with their original approval.

**Commissioner Rogers** asked if the applicants had completed Phase 1. Mr. Cooper advised it would be best for the applicant to speak on this topic.

Paul Burman stated that the applicants were working with APS to finish analyzing the project and to keep the project compatible with environmental needs. There are also issues with the speed of global supply chains for technical components, though Mr.

Burman stated that energy projects were quite slow in general. He felt confident that this project was likely to be selected for approval with the Corporation Commission.

**Commissioner Rogers** then summarized, to clarify, that they do not have a contract with APS to sell power and are waiting in line for approval.

Mr. Burman agreed and mentioned, given new policies, they felt confident that they would be selected soon.

**Chairman Latham** asked if the applicant wished to give further comment.

Lisa Phillips, from Invenergy, approached the Commission, asking Mr. Burman if there was anything more to add. Mr. Burman noted that he was grateful for the work Staff had done. He also touched on Commissioner Murph's earlier question about fire safety. Invenergy have been proactively working with the Joseph City Fire District to work on an out-of-district bill and engaged Fire Chief Rusty DeSpain in creating an agreement in case of emergency.

**Commissioner Rogers** asked for an estimate of when construction would start.

Mr. Burman stated that October 2023 was the goal, but it could begin as soon as February 2023, depending on when APS contracts are finalized.

**Commissioner Murph** asked about the Purchase Power Agreement, asking if it needs to be in place before they begin construction. He also asked about the agreements on file and what the difference between these are.

Katie DeSpain, from Invenergy, addressed this, stating that the agreements on file are the interconnection agreements with utilities and were part of the conditions set forth for initial approval of the project.

**Commissioner Murph** asked when they think they will have a Power Purchase Agreement.

Mr. Burman answered that they submitted to APS earlier this year, but the selection of projects is ongoing. The purchase agreements will be announced later this year, but the applicants are hopeful and actively marketing this to APS

**Commissioner Rogers** asked if there was a need for more power or if there is another reason to ask for an expansion.

Mr. Burman said that his team looked at the load forecast and they estimated a needed growth from 1% to 3% would be necessary to be more appealing to APS. He also noted that with the existing infrastructure and Cholla eventually closing they were looking to backfill with more green energy.

**Chairman Latham** called for a motion. **Commissioner Booher** made a motion to recommend approval to the Board of Supervisors. **Commissioner Rogers** seconded the motion. Motion carried 5 – 0 (Commissioner Lister abstaining).

**ITEM #6 – REPORT FROM STAFF TO THE COMMISSION:**

The Commission reserves the right to change the order of any Agenda item.

The Commission reserves the right to adjourn into executive session when needed pursuant to ARS §38-431.03(A) (3) for legal consultation on the above-described agenda items.

**ITEM #7 – COMMISSIONERS COMMENTS AND DIRECTIONS TO STAFF.**

Commissioners may use this time to offer additional comments regarding any item on this agenda or any other topic; and the Commission may direct Development Services Department staff to study or provide additional information on topics of the Commissions' choosing.

With there being no further business to come before the Planning and Zoning Commission, a motion was made to adjourn the meeting by **Commissioner Murph**. **Commissioner Lister** seconded the motion. Motion carried unanimously (6 - 0).

The meeting was adjourned at 6:33

Approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chairman, Navajo County  
Planning & Zoning Commission

ATTEST:

\_\_\_\_\_  
Secretary, Navajo County  
Planning & Zoning Department