Emery County Planning & Zoning
Meeting Minutes
June 12th, 2024 1:00 p.m.

Join Zoom Meeting
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passcode:Emery

IN ATTENDANCE: Gary Arrington, Bill Dellos, Bruce Wilson, Jim Jennings, Natalie Olsen, Commissioner Jordan Leonard
EXCUSED: Tyler Jeffs, Bart Cox
VISITORS: Liz Peyton, (DESHAW) Joel

1. **Welcome:**
   Gary welcomed all in attendance and opened the meeting.

2. **Approval of the May 8th, 2024 Meeting Minutes:**
   Bill Dellos made a motion to approve the minutes with a second from Bruce Wilson. Voting was unanimous.

3. **Discuss/Approve/Deny Level II Conditional Use Permit for Hunter Solar Facility:**
   LIZ: What they have been working on is attaching batteries to their operating solar facility. They are now shrinking the work they are doing down to adding a battery to an existing solar facility. The presentation they have today is a presentation to go along with the materials that were submitted a couple weeks ago. They are not requesting a public hearing.
   Technology is improving and they are here to update on their advancements to the project.
   Joel: Started with the Hunter Storage overview on their presentation. That slide showed the footprint of where the battery storage would sit on the project. It doubles as an asset to the grid. It sits on 7 acres and is 80 megawatts and is about 4 hours of storage. It will be run by Rocky Mountain Power as needed. This will be considered a separate project but a lot of the ground work has already been done due to it sitting inside the whole project area. There are three separate components. You have a combined system of the transformers and inverters that speed up the electrons and ramp up to the voltage needed to cooperate with the grid. In front of each transformer sits a battery which is about the size of a shipping container. It comes pre assembled. They have their own battery management system built into them along with their own HVAC and cooling systems.
   They will have a bond with the cleanup of these batteries.

Jim asked why they thought the Permit should be a level II instead of a level III? Liz and Joel thought that since Hornshadow was a level II they thought this would be a level II. Jim thought it should be a level III. They will discuss that after the meeting and see what one would fit the best for the CUP.
After much discussion, Bruce made a motion to approve the CUP as a level II or level III once that has been a discussion by Emery County's Jim Jennings and DESHAW and forward it to Commissioners to final approval with a second from Bill. Voting was unanimous.

4. **Discuss/Approve/Deny**

5. **Discuss/Approve/Deny Ordinance Update for:**
   a: Illegal Camping: The ordinance that was given last month was a good start but it needs to be tweeked a little more. Bill made a motion to table item #5 with a second from Bruce.

6. **Discussion on CIB Funding:**
   We did get word back that we need to hold a Public Hearing for the CIB grant. The Public Hearing was put in the paper and was scheduled for the next Commission meeting.

7. **Discuss Update on General Plan:**
   Nothing to discuss.

8. **Adjourn:**
   Bruce made a motion to adjourn with a second from Bill.