

Emery County Planning & Zoning
Meeting Minutes
August 13th, 2025 1:00 p.m.

Join Zoom Meeting

<https://zoom.us/j/4353813570?pwd=NWduRlZzRCtGNUdnd1d0NkNNdmxIZz09>

passcode:Emery

IN ATTENDANCE: Gary Arrington, Bart Cox, Tyler Jeffs, Bruce Wilson, Bill Dellos, Natalie Olsen, Jim Jennings, Commissioner Jordan Leonard (online)

EXCUSED: Bill Dellos

VISITORS:

1. Welcome:

Gary welcomed all in attendance and opened the meeting.

2. Discuss/Approve/Deny: June 23rd, 2025 Meeting Minutes:

Bart made a motion to approve the minutes with a second from Bruce. Voting was unanimous.

3. Discuss/Approve/Deny: Major Subdivision Development Details:

Commissioner Leoanrd said we have had some interest in major and minor subdivisions in the county and just wanted to make sure we are on the same page if we decide to move that direction in the county. Commissioner Leonard did send out some info to Jim and the Special Service District. We might need to develop some guidelines on potential growth out in the county.

Gary asked what is the county policy on what a major subdivision is? Minor is 5 lots or less so a major subdivision is 6 lots or more.

Commissioner Leonard said there has been some interest in getting land in the county to potentially develop major subdivisions. We might want to reach out to other counties and get their knowledge.

Brad Giles: (CVSSD and Castle Dale City) The Service District is set up to service those citizens within incorporated cities in the west side of Emery County. In the south there is no entity that exists to service people outside city limits. We are here to make sure those interests are maintained and to understand exactly what the county is looking at as far as development outside city limits and how they expect to get utilities to them. The other thing is as these potential subdivisions are developed outside city limits, eventually they will probably be incorporated into city limits so we need to protect the cities that those subdivisions have the infrastructure already in them so the citizens of the cities do not have to subsidize the developer.

Bruce said in section 13 of the ordinances it has all of these things outlined. It establishes the requirements for sewer, water, power, roads, etc.

Jacob (CVSSD) said that the line coming out of Cottonwood canyon is not at capacity. He said they were under the understanding that it appeared that the only requirement from the county was that you split the ground up in 2 acres and then the land owner comes to us expecting water. Jacob said they are wondering what the county was requiring on their end. Jim said they have not received any major subdivision application in more than 5 years and still don't have one right now. We just heard rumor there may be a major subdivision up straight canyon. After discussion it was determined that the talk was for a minor subdivision. Jacob said that his board is just unsure how to handle it and looking for more information. Gary said that he thinks that if the Planning Commission got approached with either a minor or a major subdivision that one of the requirements would be to have their utilities in line.

Maybe there should be a checklist that will be signed off by each entity before the building permit is obtained.

Tyler asked the CVSSD what would be optimal in their mind? Brad said on this minor subdivision he would like to see the connection into their system be one connection with a lateral to service his subdivision.

The CVSSD just wants to get all the information they can to be able to educate their board. He will go study the ordinances that were talked about today.

4. Discuss/Approve/Deny: CUP Application for Pacificorp's planned Clawson 1 Solar Power Generation and Battery Energy Storage System. Jeffery Wagoner (RMP), Tony Martinez (RMP) and Spencer Martin (Martin and Nicholson Environmental Consultants)

Pacificorp is proposing a 178 megawatt capacity solar power generation and battery energy storage system project. The project is located on PacificCorp lands, a couple miles south of Castle Dale. The total combined area of the parcels is around 1,834 acres. Most of which is zoned mining, grazing and recreation with 10% is agricultural land. The actual footprint of the site plan is smaller, its about 1170 acres, about 64% of the project area parcels.

The generation transmission line (gen tie line), which would link the project to the grid, is a little less than 3 miles long. There are 2 options that are currently being considered for the gen tie line, either option is located on the PacificCorp line. Route A, which is the preferred route, will need to cross Hunters prep plant property. PacificCorp has been in negotiations with Hunter Prep Plant to get that easement. Route B would cross BLM land where PacificCorp already has a linear right-of-way but would need to be amended to allow for an overhead transmission line. That's what the project is about.

Jim asked if the battery and solar are combined as one project? You are not considering it as two? Spencer did answer that was correct. Jim said another thing that he wants to throw out there is that there has been discussion with Commissioners on solar projects being a level three. That discussion is taking place and this project very well might become a level three.

The project would start in 2027 and end of construction would be 2028, that is the current plan. The owner is PacifiCorp. Tyler asked if this is the first of many or a one and only? It was answered that this one is the most mature one. They have looked at others but they are younger.

The Planning Commission needs to make a recommendation to the County Commission on what plan they would like to see happen.

Tyler said if they have met all the guidelines and the county doesn't have a problem he doesn't see why we wouldn't approve it.

Tyler made a motion to recommend to the Commission to approve the level 2 CUP based on current ordinances with a second by Bart. Voting was unanimous. Gary said it will go to the County Commission and if they want it to be a level 3 then PacifiCorp will deal directly with the County Commission.

5. Discuss/Approve/Deny: Violation concerns with Hilliard, Johnson, and Christensen properties.

Gary said last month he said he would get the health department involved. Brandon and Gary did visit these properties. Brandon has attempted to visit the properties but now he is waiting to coordinate schedules with his partner because he doesn't want to go alone. Jim said he has some updated information. The land owner is Janelle Johnson. Her son is the one on the land. Jim talked to him yesterday. He applied for a permit to have power put on their property, which was approved. Jim was made aware that power was being put on the property and that there was a pad that looked like they were going to pour cement so Jim talked to the building department and they did a stop order until they could figure out what was going on. Sunrise engineering went out and visited with him and then Mr Jensen called Jim. Mr Jensen said he got a permit to put the power, he has a pad but not going to pour cement. He said he is using the pad for his camp trailer and tractor. He also said no one was living on the property but him.

He is not the land owner, it's his moms but she is working with him and the county.

Gary said that the Planning Commission can only do so much, Jim as the zoning administrator can only do so much. No one is code enforcement. The legal department needs to act or give an order for someone to do something. Commissioner Leonard said that he listened to the Commission meeting that Tyler presented this problem and Attorney Mike Olsen said he would follow through if we have an issue. So Commissioner Leoanrd thinks we do need to reach out to Attorney Olsen to pursue.

Tyler made a recommendation to the Commission to refer this to the county attorney to get with the three property owners in question to get them up to code with a second by Bart. Voting was unanimous.

6. Discuss/Approve/Deny: Sale of County owned property.

Tyler: He says he doesn't like paying taxes. Tyler's purpose says the county owns surplus properties that he doesn't think the county should be holding on to. If we have a money short fall we should be able to figure out how to make it more efficient. Tyler is proposing that the county take a dive into what properties they have and sell those that are not needed.

Jim said there are some county owned properties that have been discussed to sell.

7. Discuss/Approve/Deny: General Plan

The meeting got postponed to August 25th. There will be an update in September's meeting.

8. Discuss any other Business:

No business

9. Adjourn:

Bart made a motion to adjourn.