

Emery County Planning & Zoning
Meeting Minutes

December 10th, 2025 1:00 p.m.

Join Zoom Meeting

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

passcode:Emery

IN ATTENDANCE: Gary Arrington, Bart Cox, Bruce Wilson, Bill Dellos, Natalie Olsen, Jim Jennings, Commissioner Jordan Leonard

EXCUSED: Tyler Jeffs

VISITORS: Emma and Joel (DESRI), Andrea w/BioWest

1. Welcome:

Gary welcomed all in attendance and opened the meeting.

2. Discuss/Approve/Deny: November 12th, 2025 Meeting Minutes:

Bart made a motion to approve the minutes with a second from Bruce. The motion passed unanimously.

3. Discuss/Approve/Deny: Conditional use permit application for DESRI Renewables' proposed Battery Energy Storage System:

Emma: Gave a brief overview of DESRI's solar project. They are seeking approval for a new level 2 CUP from the county to permit the BESS site as a Solar Energy Facility at Hornshadow Solar. The total footprint of the BESS facility and collector line is expected to occupy around 21 acres; 6 for MV collector line (which will be buried) and 15 for the BESS facility itself. The general battery energy storage footprint will generally occupy approximately between five to fifteen acres of land. The construction timeline generally takes between 6-18 months. It is protected with physical and cyber secure fencing and firewalls. It is designed to meet best practices for safety, including setbacks, row spacing and roads. DESRI's number one focus is safety and risk management. They want to make sure all the "what if's" have been thought through.

Commissioner Leonard said the biggest asset will be the tax base, Gary asked how does the county benefit from this? Joel said It will be taxed and a big asset to the county.

Bruce asked if the HVAC system is controlled individually, where if one goes down they all don't go down? Joel said yes, there might be small variations of how many units can be shut down at a time. They can shut down the blocks of four and isolate them.

Bruce said the size and scope of this project takes it out of a level 2 and puts it into a level 3. All the board was in agreement. Joel said if it needs to be a level 3 that's fine, They will take the steps to do it as a level 3. Joel said they are ready to move as fast as the county will allow.

Gary asked if there is sufficient water on this site? Joel said they can move to have water tanks installed on site to make sure there is pressured water for first responders to use. Jim said the Planning Commission can put together a list of recommendations and things discussed to give that to the Commission for review.

Commissioner Leonard said that DESRI has said in this meeting that they are not wanting tax incentives. If he understands right, if they put this in the project area it is just like the other solar fields and it does not affect the property tax. If we keep it outside the project area it will help our property taxes immensely. It is taxed at full rate and there is no tax incentive.

It was discussed that the Planning Commission needed to deny the level two permit and recommend they do a level three Conditional Use Permit because the project fits a level three permit.

Bruce made a motion to deny DESRI's level two Conditional Use Permit with a second from Bill. Motion was unanimous.

Bart made a motion to recommend this be a level three CUP with the county commissioners being the ones to approve the permit, also a recommendation to strongly keep this as a separate project, outside the project area with a second from Bill. Motion was unanimous.

Jim suggested the Planning Commission write additional suggestions/recommendations on what they would like to see added to the CUP and pass that onto the Commission. Everyone was in agreement.

4. Discuss/Approve/Deny: General Plan

Andrea with BioWest talked about the new editions and also including the water use element into the general plan.

Nicole with PLPCO said they update their plan every year and said she is more than willing to help every year with the update of Emery County's Resource Management Plan as well.

Bruce stated that he felt the plan encompassed all necessary aspects required by the state and made a motion to recommend the general plan to the Emery County Commission for acceptance. The motion was seconded by Bill and passed unanimously.

5. Discuss/Approve/Deny: Emery County Planning Commission 2026 Meeting Schedule:

Gary asked that the March, April and May meeting be moved from 1:00 to 11:00 am. Bill made a motion to approve the schedule including the changes, with a second from Bruce. Voting was unanimous. Motion passed.

6. Discuss Any Other Business:

No business.

7. Adjourn:

Bart made a motion to adjourn with a second from .