

Sevier County Planning & Zoning Commission
October 14, 2015

Minutes of the Sevier County Planning Commission meeting held on the fourteenth day of October 2015 in the Commission Chambers of the Sevier County Administration Building, 250 North Main, Richfield, Utah. Those present included: John Worley, Kelly Alvey, Ralph Brown, and Caryl Christensen.

Mike Miles and Brenda Malmgren were excused.

Others present included: Zoning Administrator Larry Hanson, County Commissioner Garth 'Tooter' Ogden, Road Superintendent Mark Rickenbach, Deputy Clerk/Auditor Barbara Crowther, and others listed on the attached roll.

Minutes tabled, no quorum of those in attendance:

Minutes for the July 8th Planning Commission meeting were tabled as there was not a quorum of those present who had attended the meeting.

Zoning Administrator Update:

Zoning Administrator Larry Hanson asked the Planning Commission about possible dates for the November meeting, as the regular meeting would land on Veteran's Day Holiday. The Planning Commission requested the regular meeting be scheduled for November 10th to avoid the holiday.

Mr. Hanson then reviewed the different projects that are in various stages of planning, which included four single lot subdivisions throughout the County.

Preliminary approval given to Sigurd Solar for proposed Planned Unit Development:

Sam Sours, Community Energy Solar, and Zac Johnson, Kinley Warren Civil Engineer, met with the Planning Commission concerning their request for a Planned Unit Development for a solar power generation facility. They presented information outlining the project to those in attendance, as well as a solar panel similar to what will be used in the project. During the presentation, the following information was given: The project has been split into the Sigurd Solar North and Sigurd Solar South areas, why renewable energy is important, the maximum power that will be produced is 80 MW AC power, the difference between AC and DC power, that the DC power that is gathered will be converted to AC before going to the substation, that the same amount of power will have different wattages depending on whether it is AC or DC, the total acreage of the project being about 700 acres of ranch and agricultural land, there is a 20 year power purchase agreement with Rocky Mountain Power, they will be working with the Cedar Ridge Irrigation Company on modifications to irrigation ditches, they will be working with Sevier County Road Department for any changes that will be needed to the roads in the area, they have completed the Hydrologic/Hydraulic Flood Plain studies, they hope to ensure that they will not need to work with the Army Corps of Engineers on any waters in the area, that the project will cost approximately \$150 million, there will be approximately 300 jobs at the site during the construction phase which will last approximately 6 to 9 months, there will be between 6 and 12 full time positions available during operation of the facility, they plan to use crystalline silicon solar photovoltaics, they will be working with 7 pods with fencing around each pod, that they have areas set aside for future expansion and/or staging, they will be utilizing a very generous flood plain assessment due to the comments of the local farmers and irrigation folks, they showed pictures of what an inverter stations would look like noting there would be cameras and a weather station on a pole nearby, and showed a video of the site near Parowan. Mr. Sours briefly responded to a question about why farm ground was being utilized for the project by noting that they would be unable to utilize the rangeland to its fullest extent due to the power lines, drainage, roads, etc. that they are working around. He would go farther up the mountain, but the site is bordered by BLM

and Forest Service. Mr. Sours continued the presentation by showing pictures of the motors that would turn the panels, pictures of the different areas of the Parowan site, and the current proposed timeline for the project. Discussion with the Planning Commission followed concerning replacing the meandering earthen ditch with a cement ditch, the power collection lines going from medium voltage to high voltage, whether the power collection lines would be underground or above ground, whether or not there will be stray voltage that would affect cows in the area, and the need for reclamation of the land after the project is over. Mr. Sours reviewed the current plans for reclamation, which is included in the lease agreements, noting that the funding for reclamation will be placed in an escrow account beginning at year 5 of the lease.

Chairman John Worley then opened the floor for questions from the public.

Mike Roberts, Sigurd, asked about decommissioning the project, and whether those plans include everything underground as well. Mr. Sours said it would include both underground and above ground. Mr. Roberts then said he would like to go on record that the irrigation companies could not be held liable for any flood control or any flooding that happens. Caryl Christensen suggested the liability for any damage from flooding fall on the company that did the changes. Mr. Sours responded that the design of the canal would be the same, it would simply be cement ditches instead of earthen ditches. Mr. Roberts then thanked Mr. Sours and Mr. Johnson for working with him to address his concerns about the project.

Commissioner Ogden asked whether or not they have spoken with the NRCS about preventing the flooding. Mr. Johnson said they have spoken with multiple people at NRCS about the flooding.

Road Superintendent Mark Rickenbach said he has met with Mr. Sours and Mr. Johnson several times, both on-site and in his office, regarding the roads, and he did not anticipate the project to make a large difference with the roads in the area. Mr. Rickenbach then asked about the underground irrigation pipe that feeds the Fullmer Farms with water. Discussion followed concerning the irrigation pipe, how large it is and how far down it is.

There being no further comments, the public hearing was closed and the regular meeting reconvened. The Planning Commission discussed the PUD Overlay zone, and whether or not its approval would allow for something different to be built rather than what has been specified in the application. Zoning Administrator Hanson said the PID Overlay zone change would be specific to the current application. The Planning Commission asked whether or not there would be an additional phase to the project, and Mr. Sours replied that they were not planning an additional phase. After discussion, Caryl Christensen moved to grant preliminary approval for the PUD Overlay Zone change and for the proposed Planned Unit Development for a 80 MW solar power project, second Ralph Brown. All voted aye. Motion passes.

Meeting adjourned at 7:07 p.m.