

Sevier County Planning & Zoning Commission
November 10, 2015

Minutes of the Sevier County Planning Commission meeting held on the tenth day of November 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 Brenda Malmgren.

Caryl Christensen and Mike Miles were excused.

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

Minutes tabled, no quorum of those in attendance:

Minutes for both the July 8th and the October 14th Planning Commission meetings were tabled as there was not a quorum of those present who had attended those meetings.

Zoning Administrator Update:

Zoning Administrator Larry Hanson then updated the Planning Commission regarding two conditional use permits that had been issued. One for Ashley McClellan for a welding operation, and one to Verizon Wireless for a cell tower at the County Fairgrounds near the arena. Mr. Hanson then invited the Planning Commission members the annual Christmas Dinner to be held on December 29th at 6 pm at Steve's Steakhouse.

Final approval given to Sigurd Solar for Proposed Planned Unit Development:

Sam Sours, Community Energy Solar, and Zach Johnson, Kinley Warren Civil Engineer, met with the Commission regarding their request for a Planned Unit Development for a solar power generation facility near Sigurd. Mr. Sours said they had met with the Cedar Ridge Canal Company to work with design options for the area in question, and the canal company is encouraging a piped solution, rather than changing what is currently there. Mr. Sours then requested that the Planning Commission grant final approval for the Planned Unit Development for a solar power generation facility near Sigurd, and recommend the project to the County Commission for their approval. Discussion followed concerning the cancelation of a scheduled public hearing on the County Commission level. Mr. Sours indicated that the project has been pulled from the Commission schedule as they have run out of time on the project at this time. He explained that there are very few contractors who would be willing to take on the project due to the time line needed, or they would be very expensive, and Community Energy Solar has put the project on hold at this time while they market the project for investors, etc. Further discussion followed concerning whether or not the project will continue at a future time, that the project's future will depend on whether or not the federal government renews the energy tax credit, that our application process will allow the project to be held until 2017 or up to 24 months prior to beginning, and that actions of the clean energy plan from the EPA will also affect the viability of the project. Mr. Sours said that they have reviewed the development conditions drawn up by the County and find them satisfactory, with a few minor changes. Discussion then followed concerning why the Company is holding off on approval from the County Commission. Mr. Hanson explained that once the project is approved by the Planning Commission, there is a 12 month time limit before they will have to apply again (per our code). Further discussion followed concerning the time limits in the application process, and the possibility of a 6 month extension on each of those 12 month time limits prior to the beginning of the development. The Planning Commission questioned whether or not the project would be viable or go forward if the tax credit is not

renewed. Mr. Sours responded that it probably will go on because of the Clean Energy Plan (111D) and the requirements for the States to comply with using more renewable energy. After discussion, Ralph Brown moved to approve the Sigurd Solar Planned Unit Development with the conditions listed in the development agreement discussed earlier, second Kelly Alvey, unanimous.

The Planning Commission then reviewed the proposed development agreement, noting that there is a section in the lease agreements describing the decommissioning of the land and requiring the land to be reclaimed to its previous condition.

Mr. Sours thanked the Commission for their consideration of the project.

There being no further business to come before the Board, meeting adjourned at 6:25 pm