Emery County Planning & Zoning
Meeting Minutes
March 15th, 2023 1:00 p.m.

Join Zoom Meeting
https://zoom.us/j/4353813570?pwd=NWduRlZzRCtGNUdnd1d0NkNNdmxlZz09

passcode:Emery

IN ATTENDANCE: Gary Arrington, Bart Cox, Bill Dellos, Julie Johansen, Jim Jennings, Bruce Wilson, Jordan Leonard, Keven Jensen, Natalie Olsen,
EXCUSED: Tyler Jeffs

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

2. **Approval of the February 8th, 2023 Meeting Minutes:**
   Motion to approve the minutes was made by Bruce Wilson with a second from Bill Dellos. Voting was unanimous and Motion was approved.

3. **Discuss/Approve/Deny Nominations for Chair and Vice-Chair:**
   Julie wanted to nominate Bruce as the chair. Bruce respectfully declined if Gary wanted to stay. Bruce made a motion to nominate Gary as chair with a second from Bart. Voting was unanimous and the motion was approved.
   Julie motioned to retain Bart as Vice Chair with a second from Bill. Voting was unanimous and the motion was approved.

4. **Discuss/Approve/Deny Hornshadow CUP Amendment:**
   Liz Payton and Meghan Whitley are with DEZRI and they gave an overview of the Hornshadow project. This project is 300 megawatts.The project currently has about 5,000 acres under lease. They anticipate that the project will be, give or take, 2500 acres and that is on a range of land that is about eight miles north to south. They are working with PacifiCorp on finalizing the interconnection for the project. They are in the advanced stages of the project and are anticipating starting construction by the end of the year. The timeline for a project like this will be about 18 months, and anticipate being online in the second quarter of 2025. They want to add a couple areas just for the efficiency of the layout, and wanted to make sure we came back to planning to have all of those lands approved. Liz believes that all of those lands are currently included in that regional development agency, that way they are all subject to the same incentive.
   Meghan said the project area hasn't shifted very much. They have added a couple private land parcels and she showed them on the map. There was a 20 acre parcel added that is up in the northern portion of the project area and also an 80 acre parcel

that the BLM is selling that is east of the Power Plant. The final area that they have added to the project is for their medium voltage collection and is being called the trunk line. Bill made a move to approve the amendment with a second from Bruce. Voting was unanimous and the motion was approved.

5. **Discussion from Chase Majors on Solar Backup Batteries:**
   Chase wasn't able to attend the meeting but Gary said he presented at the Huntington City Planning and Zoning so Gary said he could paraphrase what Chase was going to talk about. It has come to Chase's attention that if the Solar Charging Station has a battery backup in the ground to charge vehicles they present many more problems to Fire Departments, because they can't put the fire out. Chase would encourage all cities to use off the grid Solar Charging Stations. It was asked to put on the agenda for the next meeting to discuss an ordinance for battery charging stations.
6. **Discussion of General Plan:**
   The county did decide to put out an RFP. Megan and Jim have done everything they could to put the RFP together. Megan wanted to make sure we didn't have anything missing and sent it to the county attorney for review. We have not gotten anything back yet. Commissioner Leonard and Jim did talk about it earlier about following up with that. We all want to move forward with the General Plan but the next step is to get that approved from the County Attorney and then start advertising for the contract. Natalie said she would send an email to the County Attorney and then also put the RFP on the Commission agenda to start moving things forward. We want to keep the General Plan our own so we need to make sure that is stated in the RFP. We want people to assist and we have the final say. Bruce suggested that once we get one section done to hold a public hearing, maybe just do a piece at a time.
7. **Adjourn:** Bruce made a motion to adjourn with a second from Julie.