

**Beaver County
Planning & Zoning Commission
November 19, 2013
7:30 p.m.**

Unapproved Minutes

Attendance: Scott Bealer Chairman; Jack McMullin, Dennis Miller, Rowland Yardley, Darrell Davis, Steve Kinross, Commissioner Billie Dalton, Scott Albrecht, Kyle Blackner, and County Attorney Von Christiansen

Visitors: Julia M. Moore, Bryan Harris, Ray Nelson, Lowell Prince, Greg Marshall, Marlene Marshall, Chad Dalton, Mitch Dalton, Andy Swapp, Jetta Davie, Seth Davie, Phil Jolley

Called to Order at 7:30 p.m.

Planning & Zoning Books were passed out to Commission members.

Minutes from the September 18, 2012 meeting were read. Dennis Miller made a motion to approve the minutes, Rowland Yardley seconded the motion. Motion passed unanimously.

Von made a presentation about the difference between a Public Meeting and a Public Hearing and the requirements for notification.

CONDITIONAL USE PERMIT

Lowell Prince and Ray Nelson were there from SunRoc, they want to get a conditional use permit to construct and operate a batch plant behind Wayne Wiseman's house. They have their Air Quality Permit, they will be servicing EC Source who is putting in the power line, the parcel is 16 acres but they will only be using 1.5 acres. They discussed Greenbelt and taxes, the dirt and gravel getting on the road, getting a signed lease and getting a road agreement with the county. Rowland Yardley made a motion to approve the C.U.P. with the condition that they get a signed lease, a signed road agreement with the county and the county assessor looks at the greenbelt status of the parcel. Dennis Miller seconded the motion. Motion passed unanimously.

CONDITIONAL USE PERMITS

Bryan Harris was there for First Wind, he handed out a fact sheet and gave a presentation about the company and their solar projects. There are 4 projects in Beaver County, the power will be sold to Rocky Mountain Power, they use approx. 25 acres for each project and have 11,000 fixed panels per project, they hook right into the RMP lines, they will be upgrading quite a few of the lines, they will employ about 90 FTE to get it up and running, it will cost \$20,000,000 to construct, it will raise about \$100,000 in tax revenue, the panels are 14ft long and are at a 20* angle about 8ft off the ground, they will have a security fence around each project, the panels absorb the sun there will not be much glare, the inverters will be on cement pads inside the project, they will stabilize the ground beneath, they will have to wash the panels about 2x a year, the panels last about 30 years, they will not ask farmers to alter their agriculture practices, and they have 40 year leases on all the properties. Andy Swapp discussed greenbelt laws and protecting the agriculture, Greg Marshall was concerned about the livestock around the

electricity, Julie Moore was concerned with the taxes, Marlene Marshall would like them put out by the wind farm, Mitch Dalton was concerned with the dust, wind & what would happen if the dust from their farms ruined the solar panels, Scott Albrecht wondered about a condition that the company would be liable and can't sue. They discussed the conditions they would like to see on the permit. Dennis Miller made a motion to table all four (4) C.U.P.'s for 2 weeks and have them advertised. Motion died from lack of a second.

GRANITE PEAK SOLAR - Jack McMullin made a motion to recommend the County Commission approve the C.U.P. with the following conditions; they stabilize the land with vegetation or other means; they control the dust by watering during and after construction or by means of gravel or other actions likely to reduce dust; they obtain a road maintenance agreement with the county; they shall not seek to alter or modify existing agriculture practices engage in by surrounding land owners; if they stop using the site, they will restore it to its original condition; the County Commission will hold a public hearing before they approve the C.U.P.'s; if the company is sold, any subsequent owner shall be required to obtain a new C.U.P. under their name. Steve Kinross seconded the motion. Motion passed unanimously.

MILFORD FLAT SOLAR - Jack McMullin made a motion to recommend the County Commission approve the C.U.P. with the following conditions; they stabilize the land with vegetation or other means; they control the dust by watering during and after construction or by means of gravel or other actions likely to reduce dust; they obtain a road maintenance agreement with the county; they shall not seek to alter or modify existing agriculture practices engage in by surrounding land owners; if they stop using the site, they will restore it to its original condition; the County Commission will hold a public hearing before they approve the C.U.P.'s; if the company is sold, any subsequent owner shall be required to obtain a new C.U.P. under their name. Steve Kinross seconded the motion. Motion passed unanimously.

GREENVILLE SOLAR - Jack McMullin made a motion to recommend the County Commission approve the C.U.P. with the following conditions; they stabilize the land with vegetation or other means; they control the dust by watering during and after construction or by means of gravel or other actions likely to reduce dust; they obtain a road maintenance agreement with the county; they shall not seek to alter or modify existing agriculture practices engage in by surrounding land owners; if they stop using the site, they will restore it to its original condition; the County Commission will hold a public hearing before they approve the C.U.P.'s; if the company is sold, any subsequent owner shall be required to obtain a new C.U.P. under their name. Steve Kinross seconded the motion. Motion passed unanimously.

LAHO SOLAR - Jack McMullin made a motion to recommend the County Commission approve the C.U.P. with the following conditions; they stabilize the land with vegetation or other means; they control the dust by watering during and after construction or by means of gravel or other actions likely to reduce dust; they obtain a road maintenance agreement with the county; they shall not seek to alter or modify existing agriculture practices engage in by surrounding land owners; if they stop using the site, they will restore it to its original condition; the County Commission will hold a public hearing before they approve the C.U.P.'s; if the company is sold, any subsequent owner shall be required to obtain a new C.U.P. under their name. Steve Kinross seconded the motion. Motion passed unanimously.

ITEMS OF DISCUSSION

Next meeting discuss changing the ordinance regarding noticing meetings.

They discussed when the board members terms were up.

Roland Yardley made a motion that the P&Z Commission will meet at least quarterly even if there are no items of business, they can look at C.U.P.'s etc. Dennis Miller seconded the motion. Motion passed unanimously.

Jack McMullin made a motion to adjourn, Steve Kinross seconded the motion. Motion passed unanimously. The meeting was concluded at 9:55 p.m.

Minutes approved on _____.

Scott Bealer, Chairman