

# APPLICATION – MAP ZONE CHANGE

*(This box for office use only)*

Date proposal received:  
 Fee collected: \$  
 Proposal Determined to be Complete:

CASE NUMBER

PETITIONER INFORMATION	
Name <b>Pavant Solar LLC</b>	Phone <b>719-685-6433</b>
Address <b>1710 29th Street, Suite 1068</b>	Other Phone <b>720-838-2286</b>
	Fax <b>303-442-1981</b>
City, State, Zip <b>Boulder, CO 80301</b>	e-mail <b>mday@juwisolar.com</b>

OWNER INFORMATION	
Name <b>McCornwood Enterprises, LLC</b>	Phone <b>435-701-5979</b>
Address <b>Attn: Greg Kesler</b>	Other Phone
<b>P.O. Box 206/9431 North 400 West</b>	Fax
City, State, Zip <b>Holden, UT 84636</b>	e-mail <b>greg@doubledollar.com</b>

**(Additional names and addresses should be listed on a separate paper and attached)**

Fee Amount: \$	<i>(\$225 + \$.90/word of legal description)</i>
Use Code for Proposed Use:	CUP Required?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

PROJECT DESCRIPTION
Description of Proposed Project: The proposed Pavant Solar project will be a single-axis tracking photovoltaic solar energy generation facility delivering electricity directly to the existing substation immediately adjacent to the facility to the west. This renewable energy facility will include low-profile, rammed-post racking (~4' high) to which the PV modules will be affixed, pad-mounted electrical equipment, an internal gravel drive, and a utility shed.

PROPERTY and VICINITY DESCRIPTION		
Parcel Number <b>5748, 5951, 5952</b>	Property Size (in acres) <b>637.4, 138.05, 70.94 (846.39 total)</b>	Existing Zoning District <b>Agriculture, Agriculture 20, Agriculture 20</b>
Serial Number <b>0006891, 0009119, 0009135</b>	Number of Parcels <b>3</b>	Proposed Zoning District <b>Range &amp; Forest</b>
County Address and/or General Location of Property <b>Southwest of intersection of W 8900 North St. (Sheep Trail Rd.) &amp; N 400 West St. (N Coats Rd.)</b>		

Upon compliance with certain procedures as set forth in Title 10 Chapter 3 Section 4 of the Millard County Code requires a recommendation by the Millard County Planning Commission, and is subject to approval by the Millard County Board of Commissioners. The following checklist, when completed, will assist the petitioner with compiling some of the necessary information required for processing the petition through Planning Commission and the Board of County Commissioners. Partial completion or total omission of any requirement listed below may cause the application to be rejected or delayed.

√	<b>SUBMITTAL REQUIREMENTS</b>	
	<b>Application</b>	One original and thirteen copies of this application which must contain an original signature of the owner/applicant.
	<b>Site Plan</b>	Fourteen copies of the site plan drawn to scale and of sufficient size to portray the necessary detail but <b>no larger</b> than 11" x 17". The site plan should include: <ol style="list-style-type: none"> <li>1. North point, scale, and date.</li> <li>2. Property lines with dimensions, adjoining streets, rights-of-way, and any easements.</li> <li>3. Boundaries and dimensions of all existing and proposed structures in relation to the site.</li> <li>4. Curb, gutter, sidewalk, driveways, parking and loading area, if applicable</li> <li>5. Landscaped areas.</li> <li>6. Elevations of structures and signs and detailed drawings when appropriate.</li> <li>7. Any notes or explanations which should include the total square footage of all uses, including landscaping and parking.</li> </ol>
	<b>Fees</b>	A non-refundable administrative fee in the amount of \$225.00 plus \$.80 per word (eighty cents per word for publication of the required public hearing notices must accompany this application.)
	<b>Plat Map(s)</b>	County Recorder's property plat (s) showing all the subject property clearly marked and all adjoining properties within 1000 feet of the subject property. This can be obtained from the County Recorder's office in Fillmore.
	<b>Checklist</b>	Please refer to the attached Submittal Checklist for further information.
	<b>Signatures</b>	Obtain the approval and signatures of the following agencies in the space provided: Millard County Sheriff; Millard County Road Department or Utah Department of transportation (whichever is the applicable access to the property); Central Utah Regional Board of Health; Millard County Fire District; Millard County Building Department
	<b>Legal Description</b>	A legal description can generally be obtained from the deed, or from the County Recorder's office. Please attach an <b>accurate and complete description</b> on a suitably titled addendum sheet. Please be aware that the description taken from your tax notice is often abbreviated or incomplete. If this application is for an area of land that is a portion of a parcel or otherwise different from the complete legal description, you must provide a legal description of the proposed zone change area.
	<b>Permission</b>	Written permission from any lien holders, mortgage companies, property owners (if different than the applicant) or anyone having a material interest in the property.
	<b>Names &amp; Addresses</b>	A list of the names <b>and the mailing addresses</b> for owners of property within 1000 feet from the outer boundaries of the subject property. Addresses may be obtained at the County Assessor's office in Fillmore.
	<b>Project Description</b>	On a separate sheet of paper, please describe the overall scope of the project and what you plan to do should the zone change take place. Describe how the change will be in meet the objectives of the <i>General Plan</i> in its current and amended forms and how the change will correct an obvious error or be in the best interest of the County.  It is required to specifically address the following: <ol style="list-style-type: none"> <li>a) The need for the zone change.</li> <li>b) The impact (present and future) on surrounding areas, developed and undeveloped.</li> <li>c) The distance to business centers, employment centers, and community facilities, including schools, parks, churches, etc.</li> <li>d) Access to area traffic patterns.</li> <li>e) Accessibility of utilities.</li> <li>f) The impact on county facilities such as: water, sanitation, fire, parks, police, traffic and schools.</li> </ol>
	<b>Signatures</b>	See next page for signatures required for the zone change application

**SIGNATURES REQUIRED FOR THE ZONE CHANGE APPLICATION**

For \_\_\_\_\_, Located at: \_\_\_\_\_  
*Name of Applicant or Agency County address or brief description*

The Millard County Sheriff's Office, 765 S Hwy 99, Ste 1, Fillmore, UT 84631, has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

\_\_\_\_\_  
**Robert A. Dekker, Sheriff** Date  
 Phone: 435 743-5302 Fax: 435 743-6324

The Millard County Road Department, 1000 W 1000 N, PO Box 187, Delta, UT 84624, or UDOT has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

\_\_\_\_\_  
**Brandon Winget, Road Superintendent** Date  
 Phone: 435 864-2467 Fax: 435 864-2558  
 or **Keith Meinhardt, UDOT** 435 864-2196 Fax: 435

The Central Utah Board of Health, 428 E Topaz, Delta, UT 84624, has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

\_\_\_\_\_  
**Bradley Johnson, Health Inspector** Date  
 Phone: 435 864-3612 or 435 743-5723  
 Fax: Same as above for both

The Millard County Fire Warden 765 S Hwy 99, Ste. 1, Fillmore, UT 84631 has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

\_\_\_\_\_  
**Howard Allred, Fire Warden** Date  
 Phone 435 743-5302 Fax: 435 743-6324

The Millard County Building Department, 71 S 200 W, PO Box 854, Delta, UT 84624, has reviewed the information regarding the above proposed non plat subdivision project. Our review concludes that the following impacts will be:

\_\_\_\_\_  
**Derrell Owens, Building Official** Date  
 Phone: 435 864-1400 Fax: 435 864-1404

**AUTHORIZATION SIGNATURES**

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION

I, the Owner/Agent agree to indemnify and hold harmless Millard County and its agents, officers and employees from any claim, action or proceeding against the Owner/Agent's project.

I certify, under penalty of perjury, that I am (check one):

- Legal property owner includes partner, trustee, grantor, or corporate officer) of the property(s) involved in this application, and that the foregoing application statements are true and correct
- Legal agent (attach proof of the owner's consent to the application of the property(s) involved in this application and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____
Print Name _____	Signature _____	Date: _____

*If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.*

**Record of Actions** (to be completed by Millard County Planning Department)

**Millard County Planning Department Office Use Only**

**Planning Commission Recommendation**

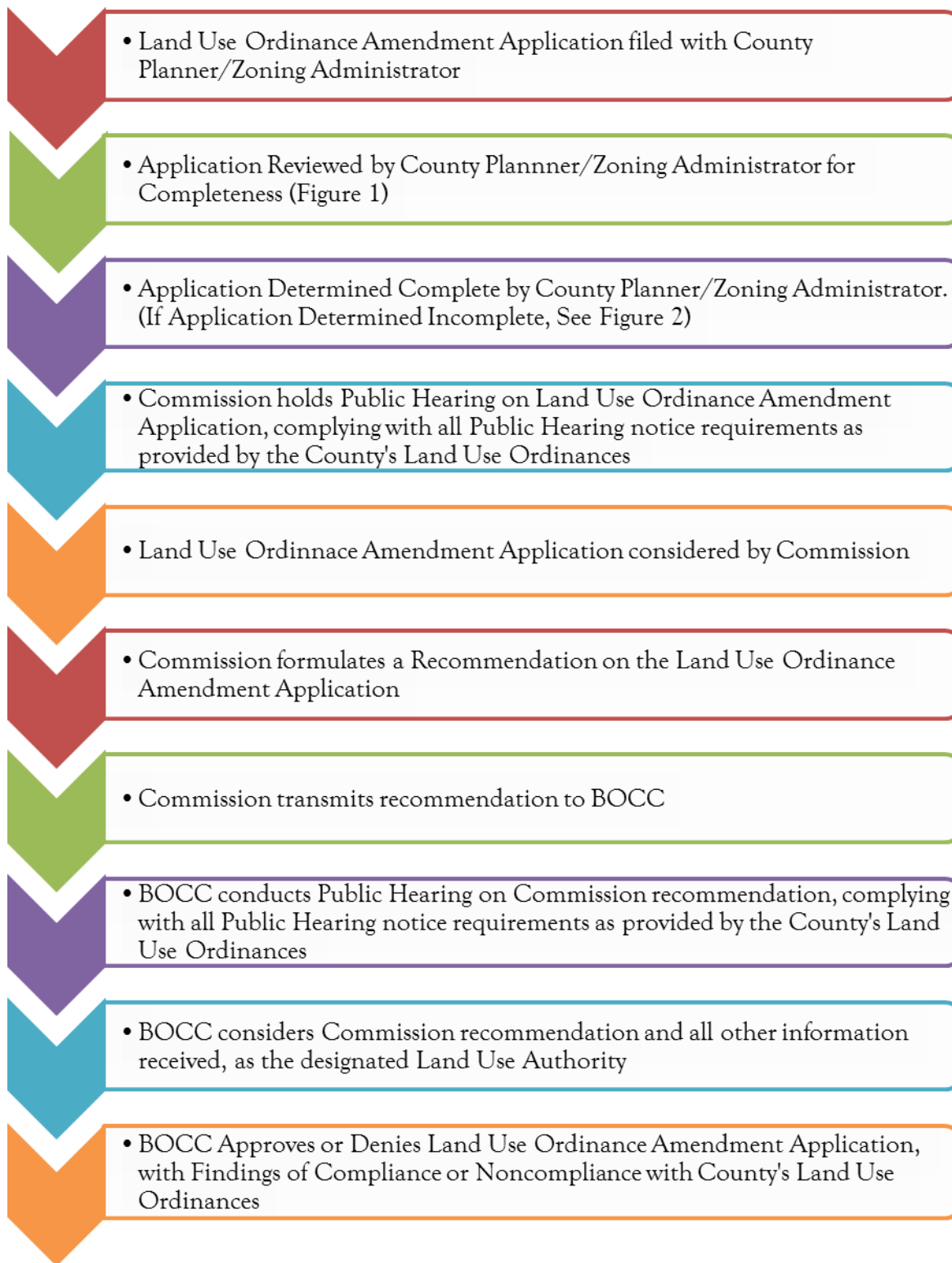
Favorable Recommendation     Unfavorable Recommendation    Date of Action \_\_\_\_\_

**Board of County Commissioners Action**

Approved                       Denied                                      Date of Action \_\_\_\_\_

**Zoning Map Updated By:** \_\_\_\_\_                                      Date of Action \_\_\_\_\_

Figure 9  
LAND USE ORDINANCE AMENDMENT APPLICATIONS



**OWNER / AGENT AGREEMENT NOT REQUIRED  
THERE WILL BE NO AGENT FOR THE OWNER**

**OWNER / AGENT AGREEMENT**

The undersigned is (are) the owner(s) of record of the property identified by the Millard County Assessor's account number \_\_\_\_\_,

Located at \_\_\_\_\_,

Millard County, Utah. The undersigned hereby give(s) consent and approval to \_\_\_\_\_

\_\_\_\_\_ to act on his/her/their behalf as his/her/their agent to proceed with an application for a zone change on the property referenced herein. This agreement authorizes the agent to act on the owner's behalf for the application through \_\_\_\_\_.

*Date or specific phase*

Owner of Record	Date	Owner of Record	Date
Owner of Record	Date	Owner of Record	Date

**STATE OF UTAH**            )  
  ) §  
**COUNTY OF MILLARD** )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Utah, duly commissioned and sworn, personally appeared:

*To me known as the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument, as his/her/their free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated the he/she/they was (were) authorized to execute said instrument.*

**WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.**

\_\_\_\_\_  
*Notary Public in and for the State of Utah*

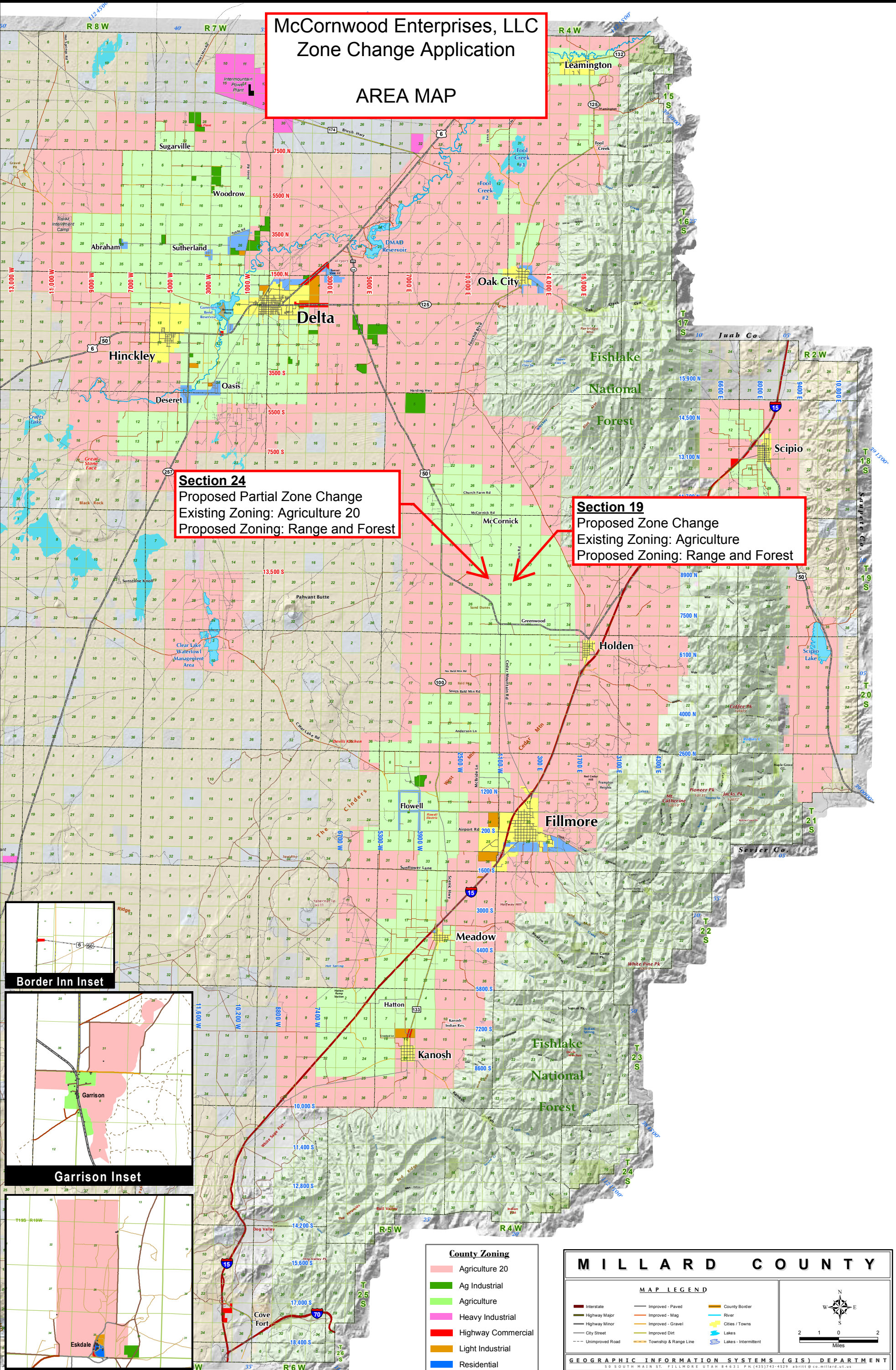
Residing at \_\_\_\_\_

My appointment expires: \_\_\_\_\_



# MILLARD COUNTY ZONING

**McCornwood Enterprises, LLC  
Zone Change Application  
AREA MAP**



**Section 24**  
Proposed Partial Zone Change  
Existing Zoning: Agriculture 20  
Proposed Zoning: Range and Forest

**Section 19**  
Proposed Zone Change  
Existing Zoning: Agriculture  
Proposed Zoning: Range and Forest

**Border Inn Inset**

**Garrison Inset**

**Eskdale Inset**

**County Zoning**

<span style="display:inline-block; width:15px; height:10px; background-color: #f8d7da;"></span>	Agriculture 20
<span style="display:inline-block; width:15px; height:10px; background-color: #d4edda;"></span>	Ag Industrial
<span style="display:inline-block; width:15px; height:10px; background-color: #d4edda;"></span>	Agriculture
<span style="display:inline-block; width:15px; height:10px; background-color: #fff3cd;"></span>	Heavy Industrial
<span style="display:inline-block; width:15px; height:10px; background-color: #f8d7da;"></span>	Highway Commercial
<span style="display:inline-block; width:15px; height:10px; background-color: #fff3cd;"></span>	Light Industrial
<span style="display:inline-block; width:15px; height:10px; background-color: #d4edda;"></span>	Residential

**MILLARD COUNTY**

**MAP LEGEND**

<span style="color:red">—</span>	Interstate	<span style="color:blue">—</span>	Improved - Paved	<span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span>	County Border
<span style="color:orange">—</span>	Highway Major	<span style="color:blue">—</span>	Improved - Mag	<span style="color:blue">—</span>	River
<span style="color:orange">—</span>	Highway Minor	<span style="color:blue">—</span>	Improved - Gravel	<span style="color:blue">—</span>	Cities / Towns
<span style="color:blue">—</span>	City Street	<span style="color:blue">—</span>	Improved Dirt	<span style="color:blue">—</span>	Lakes
<span style="color:blue">—</span>	Unimproved Road	<span style="color:blue">—</span>	Township & Range Line	<span style="color:blue">—</span>	Lakes - Intermittent

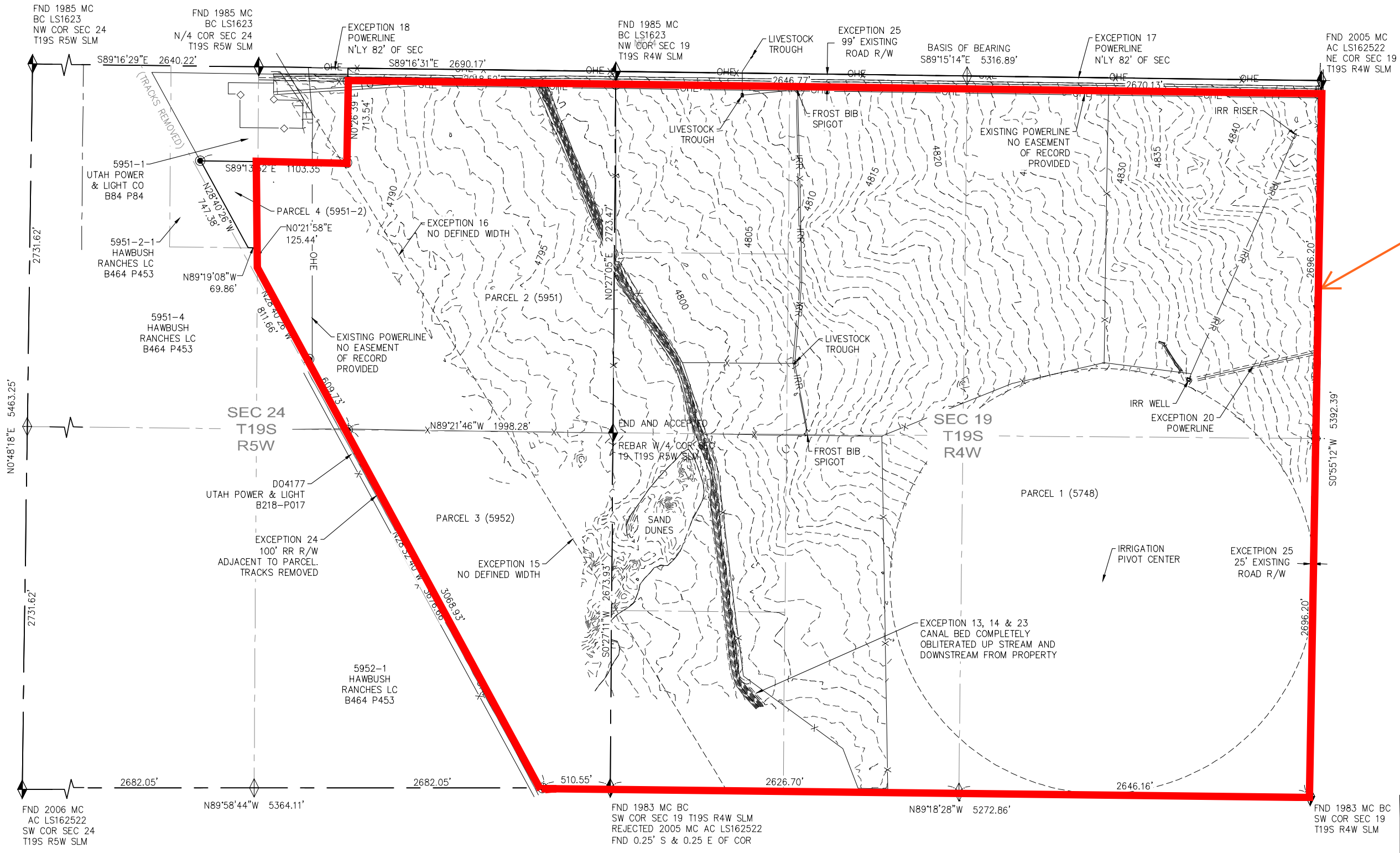
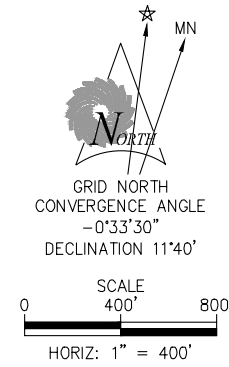
**GEOGRAPHIC INFORMATION SYSTEMS (GIS) DEPARTMENT**  
50 SOUTH MAIN ST. FILLMORE UTAH 84631 PR (435)743-4529 adrift@co.millard.ut.us

Printed: Aug. 5, 2013



# ALTA/ACSM LAND TITLE SURVEY

IN SEC 19 T19S R4W & SEC 24 T19S R5W, SALT LAKE MERIDIAN, MILLARD COUNTY, UTAH



PROPOSED ZONE CHANGE  
BOUNDARY ALL OF  
SECTION 19 AND PART OF  
SECTION 24

1	ADDRESS COMMENTS	4/24/14
0	Final draft	4/17/14
REV NO.	COMMENT	DATE

**PROFESSIONAL LAND SURVEYOR**  
No. 189389  
**DALE J. ROBINSON**  
STATE OF UTAH

**SUNRISE ENGINEERING**

12227 S. BUSINESS PARK DR, SUITE 220  
DRAPER, UTAH 84020  
TEL 801.523.0100 · FAX 801.523.0990  
www.sunrise-eng.com

**ALTA/ASCM LAND TITLE SURVEY**

JUWI SOLAR, INC.  
PAVANT SOLAR 50MW  
SEC 19 T19S R4W & SEC 24 T19S R5W SLM

SET NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	
04665	JR	DJR	DJR	2 of 2	<b>14-004</b>

U:\JWI Solar\04665-0005 ALTA Survey\dwg\SI-ALTA.dwg Apr 25, 2014 3:34pm drabinson



(6)

MILLARD COUNTY  
SECTION 19, T 19 S, R 4 W S.L.B. & M.

MCCORNWOOD ENTERPRISES, LLC.

THIS PLAT IS MADE SOLELY FOR THE PURPOSE  
OF ASSISTING IN LOCATING THE LAND, AND  
THE RECORDER ASSUMES NO LIABILITY FOR  
VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

N 89°43'W 79.65 CH

COUNTY ROAD

# 6891  
5748

LOT 1  
39.32 AC

LOT 2  
39.34 AC

LOT 3  
39.36 AC

LOT 4  
39.38 AC

PROPOSED ZONE CHANGE ALL OF  
SECTION 19  
EXISTING ZONING: AGRICULTURAL  
PROPOSED ZONING: RANGE AND FOREST

TRAIL BREAK  
RANCHES LLC

MCCORNWOOD  
ENTERPRISES,  
LLC.

80.00 CH

SOUTH

COUNTY  
ROAD  
CANAL

80.00 CH

ROAD

COUNTY

NORTH

GLADE  
STEVENS JT  
JO LYNN  
STEVENS JT

MCCORNWOOD ENTERPRISES L L C  
B 432 P 287

637.40 Ac.

S 89°41'E

79.70 CH

COATS FARMS, INC

DRAWER COPY

19-49  
19-19S-04W

(6)

BOOK 19 PAGE 89  
SCALE: 1" = 400'  
NOVEMBER 5, 2008

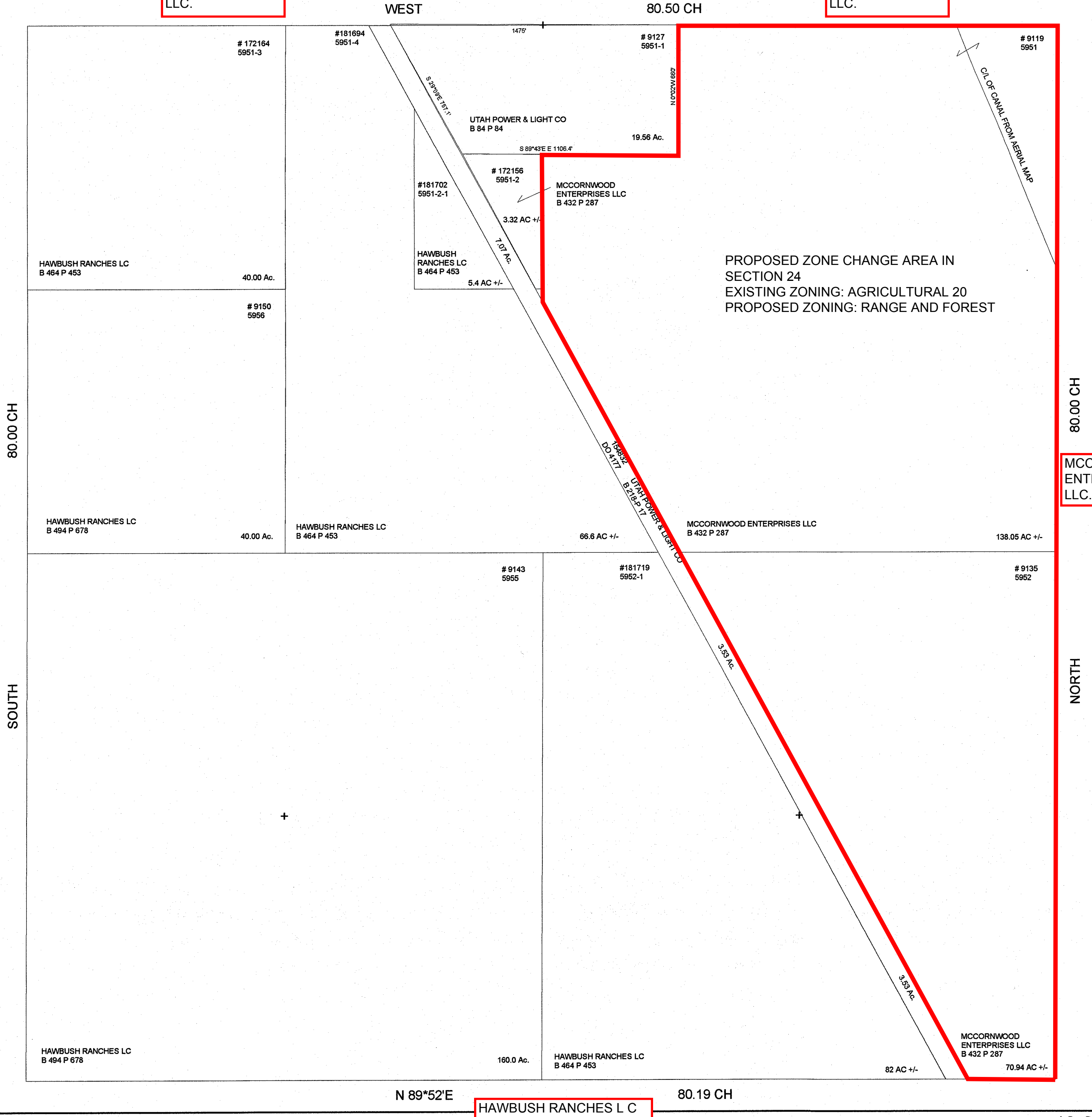
MILLARD COUNTY  
SECTION 24, T 19 S, R 5 W S.L.B. & M.

THIS PLAT IS MADE SOLELY FOR THE PURPOSE  
OF ASSISTING IN LOCATING THE LAND, AND  
THE RECORDER ASSUMES NO LIABILITY FOR  
VARIATIONS, IF ANY, WITH AN ACTUAL SURVEY.

MCCORNWOOD  
ENTERPRISES,  
LLC.

KIM J ABPLANALP JT  
SANDRA L ABPLANALP JT

MCCORNWOOD  
ENTERPRISES,  
LLC.



HAWBUSH RANCHES L C

DRAWER COPY

19-89  
24-19S-05W

# SITE PLAN



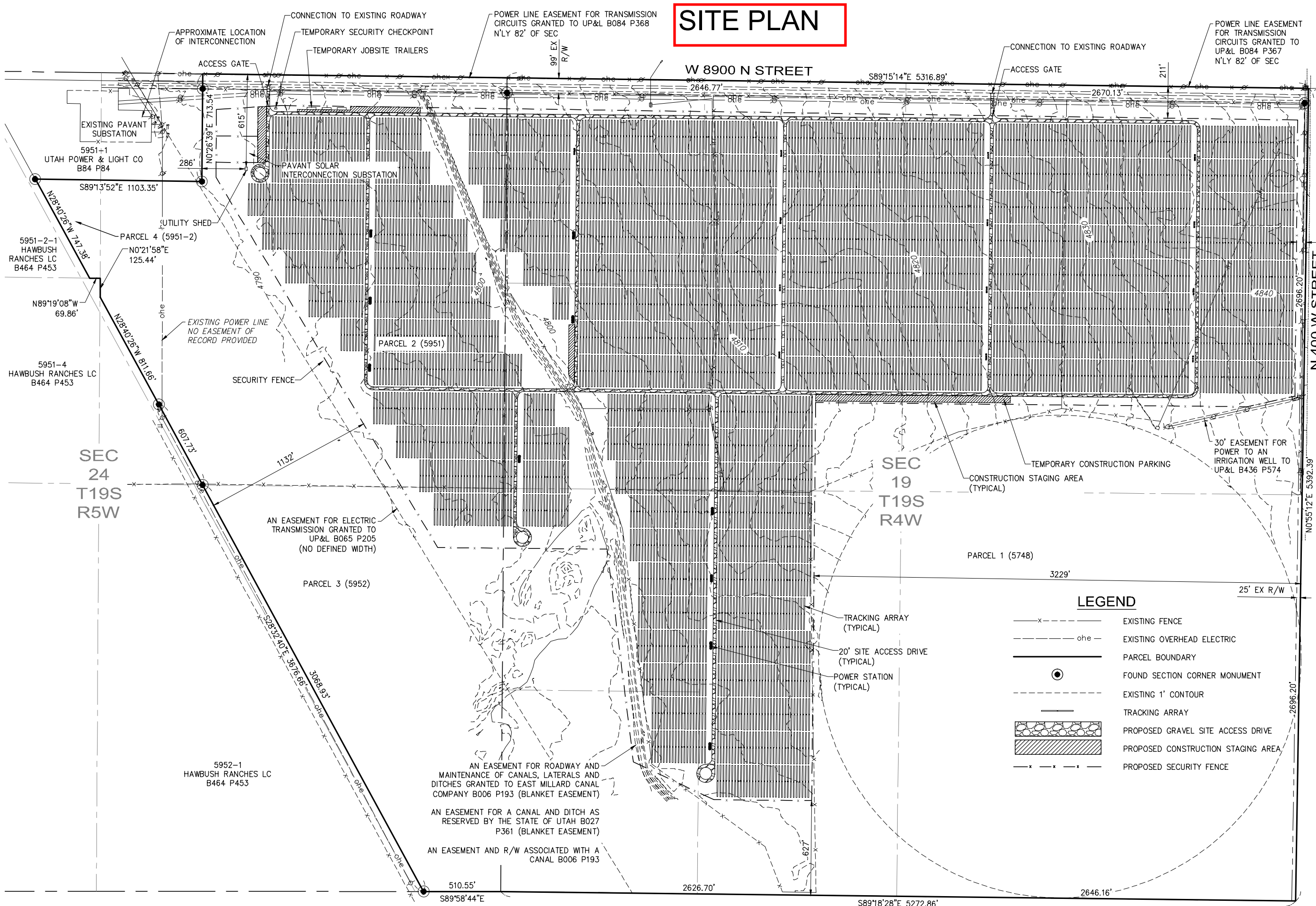
SCALE  
300' 600'

HORIZ: 1" = 300'  
(WHEN PRINTED 22" X 34")  
OR  
HORIZ: 1" = 600'  
(WHEN PRINTED 11" X 17")

**PROJECT DATA**

GROSS BOUNDARY AREA =  
884.05 ACRES

SOLAR FIELD = 410.91 ACRES



### LEGEND

- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC
- PARCEL BOUNDARY
- FOUND SECTION CORNER MONUMENT
- EXISTING 1' CONTOUR
- TRACKING ARRAY
- PROPOSED GRAVEL SITE ACCESS DRIVE
- PROPOSED CONSTRUCTION STAGING AREA
- PROPOSED SECURITY FENCE

REV. NO.	DATE	COMMENT
1	5-5-14	PRELIMINARY SITE PLAN

**SUNRISE ENGINEERING**

12222 S. BUSINESS PARK DR., SUITE 220  
DRAPER, UT 84020  
TEL 801.523.0100 • FAX 801.523.0990  
WWW.SUNRISE-ENG.COM

REGISTERED PROFESSIONAL ENGINEER  
**DEREK S. ANDERSON**  
No. 750999  
STATE OF UTAH

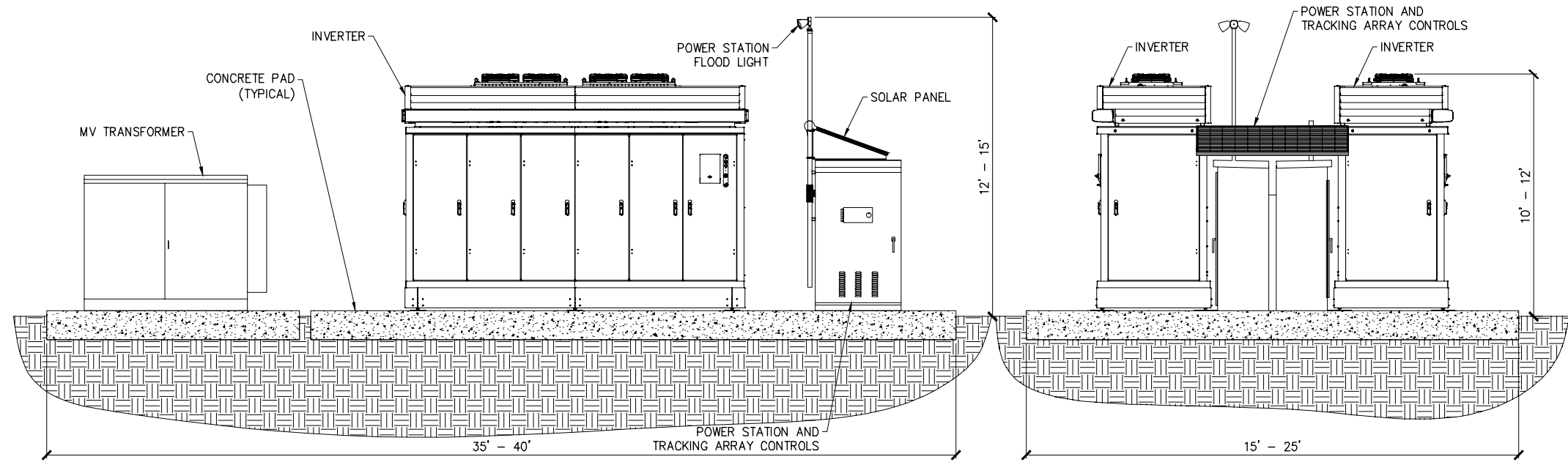
**PAVANT SOLAR LLC**  
**PAVANT SOLAR**  
SITE PLAN

DESIGNED: CFM 04665  
DRAWN: SLF  
CHECKED: DA  
DATE: 5/1/14

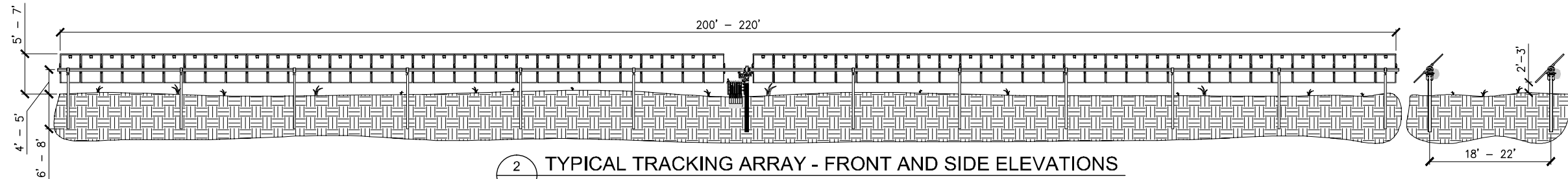
SHEET NO. 1 of 2  
**SP1**

C:\Users\cmcare\SUNRISE-ENG\AppData\Local\Temp\AcPublish\_110724\SI-SP1.dwg May 09, 2014 9:05am cmcare

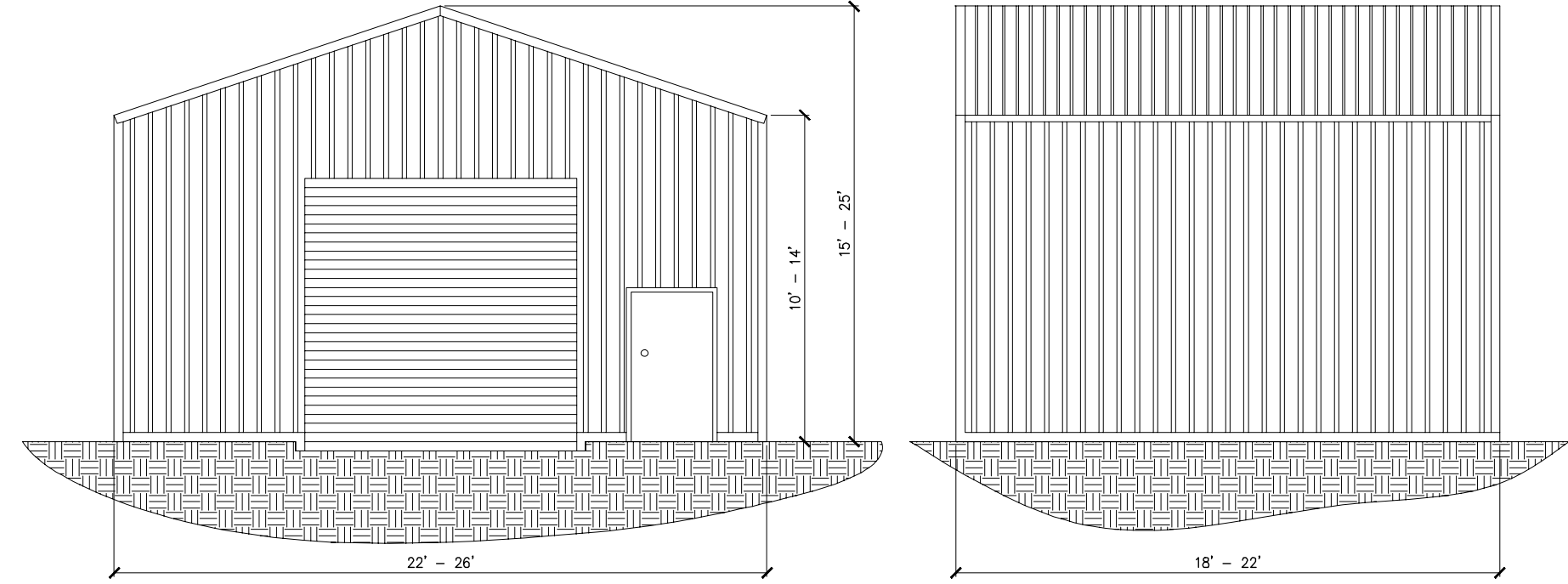




1 POWER STATION - FRONT AND SIDE ELEVATIONS  
~ NOT TO SCALE



2 TYPICAL TRACKING ARRAY - FRONT AND SIDE ELEVATIONS  
~ NOT TO SCALE



3 O&M/STORAGE SHED - FRONT AND SIDE ELEVATIONS  
~ NOT TO SCALE

REV. NO.	COMMENT	DATE
1	PRELIMINARY SITE PLAN	5-5-14

**SUNRISE ENGINEERING**  
 12227 S. BUSINESS PARK DR, SUITE 220  
 DRAPER, UTAH 84020  
 TEL 801.523.0100 • FAX 801.523.0990  
 WWW.SUNRISE-ENG.COM

REGISTERED PROFESSIONAL ENGINEER  
 DEREK S. ANDERSON  
 No. 750969  
 UTAH STATE OF

PAVANT SOLAR LLC  
 PAVANT SOLAR  
 SITE PLAN  
 ELEVATIONS

DESIGNED: CFM  
 DRAWN: SLF  
 CHECKED: DA  
 SHEET NO. 2 of 2  
 SP2

REV. NO. 04665

P:\UWU Solar\000000Pavant-Millard Co\Drawg\Sheets\USI-SP2.dwg May 06, 2014 1:43pm cmc@re

MCCORNWOOD ENTERPRISES, LLC

ZONE CHANGE APPLICATION

LEGAL DESCRIPTION

Parcel 1:

All of section 19, township 19 south, range 4 west, salt lake base and meridian. (5748)

Less and excepting therefrom those portions lying within the boundaries of the county road rights of way.

Also less and excepting from the north half and the west half of the southwest quarter all rights of way, stock trails, ditches and canals, gravel pits and gravel beds.

Parcel 2:

That portion of the following described parcel lying northeasterly of the former railroad right of way:

The northeast quarter and the east half of the northwest quarter of section 24, township 19 south, range 5 west, salt lake base and meridian. (5951)

Less and excepting therefrom:

Beginning 5341 feet north  $0^{\circ}02'$  west and 2018 feet north  $89^{\circ}43'$  west of the southeast corner of section 24; thence north  $89^{\circ}43'$  west 1475 feet; south  $29^{\circ}09'$  east 757.7 feet; thence south  $89^{\circ}43'$  east 1106.4 feet; north  $0^{\circ}02'$  west 660 feet to the point of beginning.

Also less and excepting therefrom the northeast quarter of the east half of the northwest quarter of section 24, township 19 south, range 5 west, salt lake base and meridian.

Parcel 3:

That portion of the following described parcel lying northeasterly of the former railroad right of way:

The southeast quarter of section 24, township 19 south, range 5 west, salt lake base and meridian. (5952)

Less and excepting therefrom all rights of way, stock trails, ditches and canals, gravel pits and gravel beds.

McCornwood Enterprises, LLC  
 Zone Change Application  
 Adjacent Land Owners

Account No Parcel	District Acres	Owner	Situs
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Legal

0008715 5910-1	06 40.00	ABPLANALP, KIM J JT ABPLANALP, SANDRA L JT 3444 W 12350 S RIVERTON, UT 84065-7201	
SW1/4 SE1/4 SEC 13, T19S, R5W, SLM.			

Account No Parcel	District Acres	Owner	
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Legal

0007626 5816	06 318.36	COATS FARMS INC PO BOX 360159 HOLDEN, UT 84636-0159	
N1/2 SEC 30, T19S, R4W, SLM. LESS RR.			

Account No Parcel	District Acres	Owner	Situs
----------------------	-------------------	-------	-------

Legal

0006917 5752	06 200	STEVENS, M GLADE JT STEVENS, JO LYNN JT PO BOX 360004 HOLDEN, UT 84636-0004	
THE S 100 RDS OF S1/2 SEC 20, T19S, R4W, SLM.			

Account No Parcel	District Acres	Owner	Situs
----------------------	-------------------	-------	-------

Legal

0188378 5752-1	06 360	TRAIL BREAK RANCHES LLC 5022 OLD OAK LANE HIGHLAND, UT 84003	
W1/2 NW1/4, SW1/4, E1/2 SEC 20, T19S, R4W, SLM. LESS S 100 RDS.			

Account No Parcel	District Acres	Owner	Situs
----------------------	-------------------	-------	-------

Legal

0009184 5960	06 62.92	HAWBUSH RANCHES L C PO BOX 360028 HOLDEN, UT 84636-0028	
NW1/4 SEC 25, T19S, R5W, SLM. LESS PRTN TO UDOT. LESS THAT PRTN NW1/4 SEC 25, LYING S'LY ST RD R/W.			

Account No Parcel	District Acres	Owner	Situs
----------------------	-------------------	-------	-------

Legal

0009168 5957	06 261.72	HAWBUSH RANCHES L C PO BOX 360028 HOLDEN, UT 84636-0028	
E1/2 SEC 25, T19S, R5W, SLM. LESS RR R/W. LESS 12.14 AC TO UDOT. LESS THAT PRTN SW1/4 SE1/4, NW1/4 SE1/4 & SW1/4 NE1/4 LYING W OF UDOT R/W. LOC IN SD SEC 25.			



McCornwood Enterprises, LLC.  
Zone Change Application

Pavant Solar

Project Description

Overall scope of the project

The purpose of this Map Zone Change application is to allow for the development and construction of the 50 megawatt Pavant Solar photovoltaic energy generation facility on leased, private property in Millard County. The proposed Pavant Solar project will be a low-profile, unoccupied, single-axis tracking facility located approximately five miles northwest of Holden on approximately 400 acres. The facility is sited on vacant, unimproved grazing land and is designed to allow for the existing pivot irrigation agricultural use on the same parcel to continue.

A contract has been executed for all electricity and environmental attributes generated by the facility to be purchased for a term of 20 years by a major utility serving the area. All electricity generated will be delivered to the substation directly adjacent to the Pavant Solar facility to the west, eliminating the need for new transmission lines associated with the project.

There is no floodplain present on the site and the U.S. Army Corps of Engineers has confirmed that the parcels on which the facility will be built "do not contain waters of the United States."

a) The need for the zone change

The Millard County Code allows "Solar Energy System (Major)" within the Range & Forest (RF) zoning district with a Conditional Use Permit (CUP). The three parcels on which construction is proposed are currently zoned Agriculture and Agriculture 20. As such, the development of the Pavant Solar facility requires these three parcels to be re-zoned to Range & Forest. If the zone change is approved, a Conditional Use Permit will be requested to move forward with the project.

b) The impact (present and future) on surrounding areas, developed and undeveloped

The construction of the Pavant Solar facility will contribute to local economic development by providing more than 100 construction jobs, significant local lodging, dining, and services revenue, and contracting opportunities for local professional services providers. The project has already employed local engineering and surveying firm Sunrise Engineering and will continue to seek opportunities to contract with other local firms for services such as fencing, construction materials, and construction services.

Operation of the proposed Pavant Solar facility will provide on-going financial investment to the community in the form of lease payments to the property owner, local operation and maintenance contracting opportunities, and a significant increase in property value. The facility will be constructed on property leased from McCornwood Enterprises LLC, a company owned by local resident Mr. Greg Kesler.

As an unoccupied facility, Pavant Solar will not increase traffic more than several trips per week for maintenance. It will not require new utilities.

As a local energy generation facility, Pavant Solar will contribute to local energy independence and the County's ability to be a net electricity exporter.

c) The distance to business centers, employment centers, and community facilities, including schools, parks, churches, etc.

The proposed Pavant Solar facility will be located approximately five miles northwest of Holden, Utah.

d) Access to area traffic patterns

The proposed Pavant Solar facility will only generate significant traffic associated with construction activity. The existing roads accessing the site are more than sufficient to support the construction and operational needs of the facility. Damage to the adjacent roads caused by the construction of the facility will be repaired.

e) Accessibility of utilities

As an unoccupied facility, Pavant Solar will not require water delivery, wastewater services, or a septic system. The minimal water required for occasional washing of the photovoltaic modules will either be trucked in or provided on-site via contractual arrangements with the property owner. Electricity will either be generated on-site or delivered via existing utilities adjacent to the facility.

f) The impact on county facilities such as: water, sanitation, fire, parks, police, traffic and schools

Water, sanitation, and traffic are addressed above. As an unoccupied facility, Pavant Solar will have no impact on parks or schools, other than the potential for increased property value at the facility location. The internal access drive will be sufficiently wide to accommodate emergency services vehicles and coordination can be made with fire and police departments to install a knock box to allow emergency access.

#### General Plan

The development, construction, and operation of the Pavant Solar facility meets multiple objectives of the General Plan, including economic development, land use, and utilities goals and objectives, and is in the best interest of the County.

Specific General Plan sections pertinent to this development include:

Value/Goal Statements: A Framework for Action

Human and Community Services

Utilities

*County residents support the expansion of public utilities within existing communities or areas designated for future growth and development.*

The proposed Pavant Solar location in an area with existing electric utilities and requires no new transmission lines for delivery of the energy generated.

Economic Development

*The County will continue efforts to strengthen their existing position and will encourage economic growth that is compatible with the area's character and lifestyle. County economic development objectives include: business retention and expansion, value-added marketing and business recruitment. The County will also pursue economic development activities that compliment existing businesses and industries.*

Pavant Solar will generate economic growth as described above and compliment existing businesses and industries by providing locally generated, clean electricity. It will compliment the area's character and lifestyle by allowing for the continued agricultural production on the same parcel, while converting the area's abundant solar resource into clean electricity.

#### Natural Resources

*The abundance and availability of natural resources within the County provide a variety of economic development opportunities. Millard County will continue to support the responsible use and development of these resources and associated industries and businesses.*

Solar photovoltaic energy generation is a responsible, low to no-impact opportunity to use the County's natural resource of abundant sunshine.

#### Water Resources

*Millard County encourages the efficient management and use of water resources.*

Unlike most power plants, no water is required for the operation of photovoltaic energy generation facilities. The only water used during operation will be for occasional module washing to increase generation efficiency. No solvents or hazardous chemicals will be used for module washing.

#### Land Use Element

##### County Goals, Objectives and Implementation Strategies

*Development will be allowed to continue in a responsible manner and in locations that contribute to the economic and social well-being of County residents.*

The project is responsibly sited on privately-owned land. The only residential or commercial use in the vicinity is the land owner's residence and his business activities, toward which the project will contribute.

#### Agricultural Land Uses

*As the County continues to grow and develop, citizens feel that agricultural land and the associated uses should be protected.*

The development of the facility is compatible with the existing pivot-irrigation agricultural use and is designed to enable this use to continue on the same parcel.