

**MEETING OF THE
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES
September 7, 2011**

The Millard County Planning Commission met on Wednesday September 7, 2011 at the Millard County Offices, 71 South 200 West, Delta, Utah.

PRESENT: Robin Smith Chairman
Greg Greathouse Board Member
Joyce Barney..... Board Member
Molly Stevens Board Member
Gordon Chatland..... Board Member

EXCUSED: Gary Walker Board Member
David Sturlin Board Member
Richard Waddingham County Attorney

ALSO PRESENT:

Sheryl L Dekker Millard County Planner
Amber Nickle Secretary
Bryan Harris First Wind
Melissa Felker Rocky Mountain Power
Dean Draper..... Chronicle Progress
Mary Draper Resident
Bruce Parker County Consultant

1. Welcome, Call to Order

Chairman Smith called the meeting to order at 7:04 p.m.

2. APPROVAL OF MINUTES – August 3, 2011

The proposed minutes of the regular Planning Commission meeting held August 3, 2011 were presented for consideration and approval. Following review and consideration of minor corrections Commissioner Gordon Chatland made a MOTION to approve the minutes, as corrected. Commissioner Joyce Barney SECONDED the motion. The voting was unanimous in the affirmative.

3. REVIEW and POSSIBLE APPROVAL of Conditional Use Permit Application # Z-2011-017 Submitted by Rocky Mountain Power for a Three Mile 138 kv single Circuit Transmission Line from the Existing Pahvant Substation to the Existing Holden Substation.

Melissa Felker approached the podium. She introduced herself as the project manager on the Rocky Mountain Power application. She stated that the current line will be overloaded soon and they are preparing for anticipated growth. Molly Stevens asked the county planner if the application submitted was complete. Sheryl Dekker confirmed that it was complete. Gordon Chatland made a motion to approve the application. Joyce Barney SECONDED the motion. The voting was unanimous in the affirmative.

4. BRYAN HARRIS, FIRST WIND – Briefing on Milford Wind Corridor, Phase III

Bryan Harris approached the podium. He said he was present to talk about the third phase of the Milford Wind Corridor project. He said about a third of the project would be in Millard County and two thirds would be in Beaver County. He stated that this month he is just giving a briefing on the project and next month they will have their application filed to hold a public hearing at the Planning Commission meeting. Mr. Harris stated that all the transmission power lines would be run underground. The substation will be located in Beaver County and the majority will be accessed through Beaver County. The closest residents are about ten miles from the project. First Wind is currently in contact with all the property owners within the project boundaries. Most property owners live out of Millard County or out of state.

Mr. Harris stated that First Wind has initiated an environmental review even though it is not required for private property. He stated that First Wind would like to involve the public as much as possible during the project to let people know what they are doing. They wish to do an open house to educate the people before the public hearing is held. They plan to publish the time and location in the local newspaper. Bryan Harris stated that he would like the County Planner and Chairman to be at the open house. Chairman Smith said that he would be willing to do that.

Joyce Barney asked what the benefit of the project to Millard County would be. Bryan Harris said the benefits would be property taxes and leases made with property owners.

Chairman Smith asked about how much in property taxes would be generated in Millard County. Mr. Harris stated about 2 million dollars a year in property taxes would be paid to Millard County.

Joyce Barney asked if the wind has been as sufficient as they had hoped it would be. Mr. Harris said that every month is very different but over the course of the year it has been generating as much energy as they had hoped it would.

Bruce Parker stated that both First Wind and Rocky Mountain Power wish to expand their transmission projects. He stated that they would like to hold a

meeting in the near future with both companies, Millard County representatives, BLM, and neighboring county representatives to discuss some of the issues.

Chairman Smith asked if Beaver County has ever mapped out an approved major transmission line corridor. Bruce Parker and Bryan Harris said they have not.

Chairman Smith expressed concern that the wind farm boundaries are inside Millard County's preferred corridor as well as BLM's west wide energy corridor. He said that placement of turbines in the west wide corridor compromises its integrity. Bryan Harris asked if the original point of the corridor was to stay on BLM land or private land as much as possible. The board stated that the reasons for the corridor were to keep future transmission lines in the same corridor.

Sheryl Dekker asked how close actual wind turbines would be to the corridor. Mr. Harris stated that they would be located inside it. Molly Stevens asked Mr. Harris to map out the corridor on future publications of the project.

Chairman Smith stated they would look forward to the open house. Mr. Harris passed out his business cards to the board.

5. BRUCE PARKER – Millard County Zoning Ordinance

Bruce Parker approached the podium. He stated that sensitive land ordinances as well as the changes to the sign ordinances were taken to the Board of County Commissioners and were approved and adopted into the current Land Use Ordinance. He stated that he would like to meet with the county staff and Richard Waddingham to go over some changes to the Land Use Ordinance and bring the changes back to the board next month.

Joyce Barney asked if the Planning Commission would have the opportunity to discuss and give their input on the list of recommendations. Mr. Parker said yes.

Sheryl Dekker stated that there are many uses that are not clearly defined in the Land Use Ordinance which is what Bruce Parker is working to clarify.

Joyce Barney asked if other counties are working towards eliminating the need to come before the planning board to pass simple applications. Sheryl Dekker and Bruce Parker said yes.

Chairman Smith stated that permits need to be kept on file and available for review in the future to make sure they are being followed.

Bruce Parker asked the board to think about when they want to have a public hearing on the amendments to the county ordinance. Chairman Smith recommended holding it in November.

Joyce Barney asked Bruce Parker if he could highlight elements of the proposed Land Use Ordinance that the board needs to review. He said he would do that.

6. POSSIBLE CLOSED MEETING PURSUANT to UTAH CODE ANNOTATED SECTION 52-4-4&5

There was none.

7. ADJOURNMENT

Gordon Chatland made a MOTION to adjourn. Greg Greathouse SECONDED the motion. The voting was unanimous in the affirmative. The meeting adjourned at 8:14pm.

Robin Smith, Chairman
Millard County Planning Commission