

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
January 6, 2010**

The Millard County Planning Commission met on Wednesday, January 6, 2010, at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:**

Robin Smith .....	Chairman
Joyce Barney.....	Board Member
Gordon Chatland .....	Vice-Chairman
David Sturlin .....	Board Member

**EXCUSED:**

Paula Christensen .....	Board Member
Greg Greathouse.....	Board Member

**ALSO PRESENT:**

Richard Waddingham.....	County Attorney
Sheryl L Dekker.....	Millard County Planner
Amber Nickle.....	Secretary
Lin Alder .....	Wasatch Wind
Bryan Harris .....	First Wind / Milford Wind
Micki Bailey .....	BLM

**1. Welcome, Call to Order**

Chairman Smith called the meeting to order at 7:02. He welcomed all present.

**2. APPROVAL OF MINUTES – October 7, 2009**

The proposed minutes of the regular Planning Commission meeting held October 7, 2009 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 David Sturlin SECONDED the motion. The voting was unanimous in the affirmative.

**3. REVIEW AND POSSIBLE RECOMMENDATION on Non Plat Subdivision Application # Z-2009-012 for Joseph H. Tillotson for Property Located at 1060 East Canyon Road Parcel # 7021, 148.43 Acres.**

Michael Melville approached the podium. He stated that the Tillotson Family would like to split the property into three sections for the three trustee/owners who have claim to

the land. Mr. Melville pointed out where each parcel is located and who will take ownership of each new parcel. County Planner Sheryl Dekker stated that all owners have signed the application.

Gordon Chatland stated that the zoning is currently in AG 20, which requires 20 acres for development.

Gordon Chatland made a MOTION to make a favorable recommendation to the Board of Millard County Commissioners for the non plat subdivision application. Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

**4. REVIEW AND POSSIBLE APPROVAL** of Conditional Use Permit Application # Z-2009-016 for a Meteorological Tower Referred to As the Garrison Site by Wasatch Wind Intermountain for Property Located three miles Southeast of Garrison, Utah, or more specifically:

***SW ¼ NE ¼ Sec 8, T22S, R19W,***

Mr. Lin Alder stated that James O'Reilly was unable to attend this meeting. Therefore Mr. Alder from Wasatch Wind was present to explain the project and answer questions in his place. Mr. Alder said the application is for a meteorological tower that would be 60 meters tall. Before the Wasatch Wind is willing to expend money for wind projects they are building towers to research the wind quantity and consistency. He said the towers are solar powered. Every two months someone goes out and downloads information from the towers.

David Sturlin asked if the roads on the map are current roads or future roads. Mr. Alder said they are existing roads.

Attorney Waddingham asked if there is anything different about this application that would make more conditions necessary. David Sturlin stated that all the conditions for the applications for the other towers should be applied to this application. Chairman Smith asked where the market would be for the tower. Mr. Alder said at this point the company does not know who the customers would be however the power could be used locally even if a distant customer pays for the power.

Mr. Alder said there are bird guards and red markers on the towers. Sheryl Dekker read the conditions cited on other applications for wind towers. Attorney Waddingham asked if the permit is for 3 years. Mr. Alder stated that BLM grants a three-year permit that allows for a three-year extension.

Patricia (Micki) Bailey, Field Office Manager - Fillmore Field Office of BLM, said that the Fillmore Field Office BLM has granted Wasatch Wind a grant for the current towers and have specific stipulations for that grant, which include many of the conditions discussed.

David Sturlin made A MOTION to approve the conditional use permit application with the conditions of other wind applications based on the evidence that:

- A. The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the county.
- B. Such use will not, under the circumstances and conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements of the immediate area or the county as a whole.
- C. The proposed use will comply with the regulations and conditions specified in this chapter for such use.
- D. The proposed use conforms to the goals, policies and governing principles of the county general plan.
- E. That, for uses designated as accessory uses, the use will support and further the principal use of the property. (Ord. 08-04-01B, 4-1-2008)

Gordon Chatland SECONDED the motion. Voting was unanimous in the affirmative.

5. **REVIEW AND POSSIBLE APPROVAL** of Conditional Use Permit Application # Z-2009-017 for a Meteorological Tower Referred to As the Garrison South Site by Wasatch Wind Intermountain for Property Located 19 Miles Southeast of Garrison, Utah, or more specifically:  
**NE ¼ SW ¼, Sec 1, T25S, R19W,**

Mr. Alder stated that this application mirrors the application in item # 4 with the exception of the location.

David Sturlin made A MOTION to approve the conditional use permit application with the conditions of other wind applications based on the evidence that:

- A. The proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the county.
- B. Such use will not, under the circumstances and conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements of the immediate area or the county as a whole.
- C. The proposed use will comply with the regulations and conditions specified in this chapter for such use.
- D. The proposed use conforms to the goals, policies and governing principles of the county general plan.

- E. That, for uses designated as accessory uses, the use will support and further the principal use of the property. (Ord. 08-04-01B, 4-1-2008)

Gordon Chatland SECONDED the motion. Voting was unanimous in the affirmative.

6. **DISCUSSION** Regarding the Magnum Gas Storage Project to be Located South of the Intermountain Power Service Corporation – **Bruce Parker and Dave Denton**

Bruce Parker asked Dave Denton to explain the project Magnum Energy Hub is proposing in Millard County.

Mr. Dave Denton introduced himself as a principle of the Magnum Gas Storage Project. He said that Magnum has applied for the zone change at the request of the County Planner. Before discussing the zone change application, he thought it would be beneficial to explain the project.

Mr. Denton showed a power point presentation in conjunction with explaining the project. He stated that the natural gas pipeline portion of the project is in Juab and Millard counties, staying within the west wide energy corridor.

Mr. Denton said that the project came about because of the discovery of a very large salt deposit in the ground. The project would involve injecting water into the salt dome to dissolve the salt creating three or four caverns with storage capacities of up to eight billion cubic feet of natural gas. The caverns will be 1,300 to 1,400 feet deep and 300-feet in diameter, located 3,500-4,000 feet below the ground surface in the naturally occurring salt dome formation.

Mr. Denton said the facility will provide high deliverability natural gas storage to growing markets in the Rocky Mountain region and the Western U.S. that require the flexibility and performance that high-deliverability natural gas storage can provide.

Mr. Denton said that Magnum is working with state and federal governing agencies to assure there are no negative impacts on the environment.

Gordon Chatland stated that he understands that this process has been done before in more than 150 places all over the world in the last 50 years. Denton responded that the company they will be working with has developed many projects of this type in the gulf coast region where salt domes are more common. He said this is not a new concept.

Chairman Robin Smith asked if Magnum Gas has had much contact with Intermountain Power Service Corporation about this project. Mr. Denton said they have contact with them on a regular basis.

Chairman Smith asked if the pond that would be created from the salt deposits is an issue with the power plant. Mr. Denton said that they have addressed all issues

pertaining to the pond that would be created. He said they are working with the Division of Air and Water Quality and other environmental agencies to make sure they do not contaminate the ground water or the air.

Mr. Denton said that they plan to access deeper water aquifers that are currently not being used to remove the salt from the salt dome through solution mining. He stated that they are also talking to current ground water owners about leasing water that is not currently being used.

Mr. Denton reported that the project will take roughly two years to create the caverns. The only need for water is to make the caverns. After the caverns are created, the only need for water would be for an office or onsite buildings. There was additional discussion about where the necessary water would be obtained. Mr. Denton stated that Magnum has applied for the use of five wells and there are currently tests underway. He said they will closely monitor their water usage to make sure they do not negatively affect other water users in the surrounding area.

Joyce Barney asked if the water used for agricultural purposes experienced a decline, would Magnum slow down the pumping process. Mr. Denton said they would slow down the pumping during the agricultural season, however, there is a two-mile radius around the wells they plan to use and therefore should not negatively impact any other water usage.

Mr. Waddingham asked if the company has any backup water sources in case farmers decide to rescind the agreement to lease their water. Mr. Denton said there are current contracts in place with each water owner that will be reviewed at the beginning of each year to make sure everyone is satisfied with the lease.

Chairman Smith asked if Magnum still plans to create four caverns. Mr. Denton said they plan to initially build two caverns. Then depending on supply and demand they would assess the need to build more.

Joyce Barney asked what the salt will be like once it dries in the ponds - how compact it will be? Mr. Denton said that the particles will be dense and should be mostly on the bottom of the ponds. Joyce Barney asked if the ponds will be deep, Mr. Denton responded that they will be deep and cover about 120 acres. Joyce Barney asked if the ponds would be fenced off. Mr. Denton said that the area will be fenced off and monitored on a daily basis.

Joyce Barney asked if it was possible with current and future technology that Magnum would be able to supply IPP with natural gas as an alternative to coal energy. Mr. Denton said it is a possibility.

Joyce Barney asked if there are a lot of these caverns throughout the country. Mr. Denton said they are mostly on the East Coast and the Gulf. He said there are not many on the West Coast or in the Midwest. He said it is a unique geological formation

in this area of the country. Denton reported that Magnum Gas is leasing all the land from SITLA. They are not interested in purchasing additional land.

Chairman Smith asked if there is any danger involved in the process. Mr. Denton said there have been no incidents of significance. Joyce Barney asked if there were a natural disaster, what would occur with the gas storage. Mr. Denton said pipe that goes into the dome are designed with shut off valves at the top. The entire system is sealed with a thick wall of cement. The shut off valves would stop the gas from escaping. The worst case scenario would be if the top well head was removed, it would act like a gigantic BIC lighter; a single flame would ignite.

Mr. Denton said that Magnum Gas will be coming back before the Planning Commission to ask for a zone from Ag to Heavy Industrial. If that is approved they will again come back before the Planning Commission with an application for a conditional use permit.

**7. DISCUSSION** Regarding Future Transmission Corridors that are Being Considered in Millard County - – **Bruce Parker**

Bruce Parker led a discussion of the different options the Planning Commission may want to consider with regard to creating additional major utility corridors in Millard County to accommodate the proposed projects that are currently being developed.

Option # 1 – Do nothing

Option # 2 – Mandate that new transmission lines must be co-located in proximity to existing transmission lines.

Option # 3 – Identify what existing and future industries may need. It was noted that the Planning Commission does not have the expertise to make that evaluation.

This agenda item will be discussed at the next Planning Commission Meeting.

**8. DISCUSSION** Regarding New Minor Agricultural Subdivision Legislation – **Richard Waddingham**

Richard Waddingham stated that he has drafted a proposed ordinance and will mail it out to the Planning Commission for their Consideration at the next Planning Commission Meeting.

Gordon Chatland made a MOTION to table item 8. David Sturlin SECONDED the motion. Voting was unanimous in the affirmative.

**9. OTHER BUSINESS**

Bruce Parker stated that there are some revisions that need to be made in the Planning Commission application process in order to make it more efficient. Mr. Parker said he

would prepare an outline which he would give to Sheryl Dekker. He said that when the new procedures are approved they would be available to the public online.

Bryan Harris, Development Manager for First Wind and the Milford Wind Project, Phase II was present to explain that Milford Wind is currently in the process of finalizing the process for recordation of their conditional use permit for wind turbines that will be constructed in Millard County north of the turbines in Beaver County.

**10. POSSIBLE CLOSED MEETING PURSUANT TO UTAH CODE ANNOTATED SECTION 52-4-4&5**

There were none

**11. ADJOURN**

Gordon Chatland made a motion to adjourn the meeting. Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative. The meeting adjourned at 9:10 p.m.

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Robin Smith, Chairman  
Millard County Planning Commission