

**MEETING OF THE  
MILLARD COUNTY PLANNING COMMISSION**

**MEETING MINUTES  
March 3, 2021**

The Millard County Planning Commission met on Wednesday March 3, 2021 at the Millard County Offices, 71 South 200 West, Delta, Utah.

**PRESENT:**

John Nye.....Planning Commissioner  
Peter Greathouse .....Planning Commissioner  
David Sturlin ..... Planning Commission Chairman  
Joyce Barney ..... Planning Commission Vice Chairman  
Demar Iverson .....Planning Commissioner  
Erin Sorenson .....Planning Commissioner

**EXCUSED:** Bob Rogers .....Planning Commissioner

**ALSO PRESENT:**

Adam Richins..... Millard County Planner  
Angi Meinhardt..... Secretary  
Dean Draper .....Millard County Commissioner  
Denton Peterson ..... Deputy County Attorney  
Bill Wright.....Millard County Commissioner  
Kevin Miller ..... IPSC  
Rand Crafts..... Millard County Resident  
Lori Morrish.....LADWP  
Kevin Peng .....LADWP  
Matt Ward ..... Millard County Chronicle Progress  
Tiffany James ..... Magnum  
Aaron M James..... Cardinal ECC LLC  
Jon Christensen..... IPSC

PURSUANT TO AN AGENDA WHICH HERETOFORE HAD BEEN PROVIDED to each member of the Planning Commission, posted at the Millard County Offices in Delta, the Public Safety Building in Fillmore, and the Main Street Courthouse in Fillmore, posted on the Utah Public Notice Website and the Millard County Website, and provided to the Millard County Chronicle Progress, a newspaper of general circulation within Millard County, Utah as required by law, the following proceedings were had:

**1. WELCOME, CALL TO ORDER – Chairman David Sturlin**

Planning Commissioner Chairman David Sturlin called the meeting to order at 6:35 pm.

## 2. PUBLIC INPUT

No public input at this time.

### 3. REVIEW and POSSIBLE RECOMMENDATION—Application # Z-2021-001 requesting an Amendment to the Conditional Use Permit (CUP) granted by the County on January 5, 1981, for the Intermountain Power Project (IPP). The CUP amendment is for construction and operation of the IPP Renewal Project (Project)-an electric generating facility. Intermountain Power Agency, Owner. Los Angeles Department of Water and Power (LADWP), Applicant.

Lori Morrish, IPP Project and Program Manager approached the Commission and introduced Kevin Peng.

Kevin Peng approached the Commission to give some updates on the new project. He stated the plan is to build an economically green energy future for their stake holders through reliable and profitable fired generation and transmission. The safety of the people in the environment in the communities that they serve is their number one priority.

Kevin Peng went over the IPP renewal project overview. The existing coal-fired units will remain in operation during construction of the Project, which is scheduled for commercial operation July 2025.

There was discussion of the output of the new system being designed for a combined nameplate rating of 840 MW, that is lower than the current MW output. There was discussion of how the green hydrogen is being brought to the plant through a pipeline from the production facility. They will be storing the green hydrogen most likely in salt caverns. The hydrogen will all be from a Utah source.

There was discussion of the IPP renewal program schedule. Detailed design will be from 2021-2022. Construction will potentially start about 2023 and go to 2025.

He went over the Amendment Application Overview. The intent was to split this up onto 3 different volumes and once we had enough information, we tried to get it into the Commissions hands for review. Volume 1 was submitted back in September of 2020. It had an overview of the project description and went through the plans and settings of the amended CUP application.

Kevin Peng stated the CUP Amendment application is outlined as follows:

- Safety Plan
- Security Plan
- Fire Prevention and Control Plan
- Emergency Medical Plan

- Drainage and Erosion Control Plan
- Air Quality Plan
- Water and Wastewater Plan
- Landscaping and Land Reclamation Plan
- Construction Demographic Reporting
- Temporary Site Housing Plan
- Transportation and Mass Transit Study

Kevin stated today he would like to focus on the most critical plans, Transportation, Safety Plan, Security Plan and the Temporary Site Housing Plan.

They have contractors designing some of these plans but would like to see what concerns the Commission would have so those can be addressed in the plan. They have done some road and traffic studies that will help them identify some of the needs during construction.

They are planning to house most of the 800-1000 personnel onsite. Their plan is to have a community center near the site. Most of the traffic will be from community center to the project.

The materials will mostly be brought in by truck but they will try and transport them by rail as much as they can.

There are currently 200 RV spaces at the site. There will be temporary housing out near the site. There was discussion of getting a detailed temporary housing plan to the County as soon as they can. The contractors will own and be responsible for their own temporary housing on site.

Commissioner Joyce Barney asked for the existing CUP so we know exactly what the Commission is amending. There was discussion of why it was just not a new CUP instead of an amended CUP.

Commissioner John Nye asked about the de commissioning and keeping one of the coal units maintained in case of an emergency. Kevin Peng stated the current plan is taking them down. There was discussion of taking down the smoke stack as they will be replaced with 2 new stacks that will be shorter than the existing stack.

They will be using renewable energy to create the Green hydrogen.

There was discussion that IPP will be coordinating with other projects within the County such as the Trans West Project about the traffic plan and temporary housing.

There was discussion of how to mitigate the traffic interfering with the livestock and agriculture within the County.

Kevin Peng stated that Utah has been a great partner for the past 30 years. IPP agency has had their own public relations and stay engaged with the local governments at the state level.

There was discussion of some of the requirements that have to be met before the CUP can be approved.

There was discussion that more regulations need to be addressed. The County regulates the land use but the state regulates other requirements. The state regulations need to be in the application as part of the condition.

There was more discussion of proof that the application will be following the standards in the Millard County code 10-8-3.

Jon Christensen with IPSC approached the Commission and gave some discussion of the temporary housing during construction. Kevin Peng stated he will get more information to the Commission as he gets it.

There will be on site air monitoring as that is required by the state but does not think there will be any off-site air monitoring.

There was discussion of the procedures for a recommendation on a CUP workshop for the Planning Commission.

Commissioner David Sturlin went over the some of the reasonable conditions in the Millard County Code:

- A. Size, configuration, and site plan design and layout.
- B. Site ingress and egress locations.
- C. The provision of adequate public facilities and amenities, including roads and streets, water, sewer, storm drainage, public safety and fire protection, and other utilities.
- D. The location and amount of off-street parking and loading areas.
- E. Site circulation patterns for vehicular and pedestrian traffic.
- F. Building(s) and sign(s) size and locations(s), building and sign design and features, materials, and colors.
- G. The location and design of all site features, including the location of proposed buildings(s), sign(s), lighting, and waste collection.
- H. The provision of open space, public features, and recreational amenities.

- I. Fencing, screening, buffering, and landscape treatments and other features designed to increase the attractiveness of the site and protect adjoining property owners from adverse impacts.
- J. Measures designed to minimize or eliminate potential nuisance factors including, but not limited to, noise, vibrations, smoke, dust, dirt, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.
- K. Measure designed to protect the natural features of the site, including, but not limited to, rivers and creeks, lakes and reservoirs, wetlands, drainageways, groundwater protection, and slopes.
- L. The regulation of operation hours.
- M. Identifying a time for regular review and monitoring to ensure the use or sign continues to operate in compliance with all conditions and requirements of approval.
- N. Such other conditions determined reasonable and necessary by the commission and the BOCC to allow the operation of the use in compliance with the requirements of this title, all other land use ordinances, and all federal, state, or local regulations, as applicable.  
(Ord. 12-12-04, 12-04-2021)

Commissioner David Sturlin asked what the County would be responsible for, and who monitors those responsibilities. Planner Adam Richins stated that a CUP is a land use permit and the conditions are part of the County's responsibilities to monitor. The more difficult conditions would be the economic impacts but it will not be part of the land use permit.

Planner Adam Richins stated with this big of an application there will be multiple public hearings for this project. There will be many project reports during this process.

Commissioner Joyce Barney asked if there is a plan to help mitigate the impact that the County will be having such as schools, hotels, sheriff's office etc. Kevin Peng stated that is absolutely part of their security plan, and they have a few ideas that they will be pursuing but they are willing to have conversations with the County on what they can do to help. They would like a solution to keep them out at the facility as much as they can but they will be working with the contractors to see what they need to do about housing.

There was discussion of what questions they can expect during the public hearing, such as water usage per acre feet.

There was discussion to have the Sheriff, Hospital Administration, and School Board present to these public hearings to express their concerns as well.

#### 4. OTHER BUSINESS

Adam Richins stated there are 8 other applications ready to move forward. Most of them are CUP applications. There was discussion of holding another meeting this month to move forward with the pending applications as the IPP public hearing will be scheduled on the regular April 7<sup>th</sup> day.

#### 5. APPROVAL OF MINUTES –February 24, 2021 Planning Commission Meeting.

The proposed minutes of the regular Commission meeting held February 24, 2021 were presented for consideration and approval. Following review and consideration of minor corrections, Commissioner Demar Iverson made a MOTION to approve the minutes for February 24, 2021 as corrected. Commissioner Joyce Barney SECONDED the motion. Voting was unanimous in the affirmative.

#### 6. POSSIBLE CLOSED MEETING Pursuant To Utah Code Annotated Section 52-4-204 & 205

#### 7. ADJOURNMENT

Commissioner Demar Iverson made a MOTION to adjourn. Commissioner Peter Greathouse SECONDED the motion. Voting was unanimous in the affirmative.

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Dated this \_\_\_ day of \_\_\_\_\_ 2021  
David Sturlin, Chairman  
Millard County Planning Commission