



September 22<sup>nd</sup>, 2025

Utah County  
Community Development  
51 South University Avenue, Suite 117  
Provo, Utah 84601

RE: Mosida Solar Project  
Application for Conditional Use Permit (CUP)

To Whom it May Concern:

Attached is the application for a conditional use permit (CUP) for the Mosida Solar Project, a photovoltaic (PV) solar project generating up to 400 MWs and including battery energy storage. This project is located in Utah County northwest of the intersection of US Highway 6 and State Route 68 and the community of Elberta.

Included with this application are:

- Application Form – with landowner list and map attached
- Exhibit 1 – Narrative / Letter of Intent describing the proposed use and the effects on the surrounding area and addressing each of the items required for the CUP application
- Exhibit 2 – Site Plan
- Exhibit 3 – Abutting Property Owners including map and property owner list

Please feel free to contact me if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Kerbel Shein", written over a horizontal line.

Alan Kerbel Shein  
Project Developer



File # \_\_\_\_\_

UTAH COUNTY COMMUNITY DEVELOPMENT  
APPLICATION FOR A CONDITIONAL USE

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Fee Paid (*Application Fee is Non-refundable*): \_\_\_\_\_ Receipt # \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Mosida Solar, LLC \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ 6688 N. Central Expressway, Suite 500, Dallas, TX 75206 \_\_\_\_\_

E-Mail Address: \_\_\_\_\_ Subject Parcel ID: see attached

Property Owner's Name (*if different from the applicant's a written owner consent must be provided with this application*): \_\_\_\_\_ Farmland Reserve Inc. ; Kay, Arma W. (et al) \_\_\_\_\_

Subject Property Address: \_\_\_\_\_ NW of intersection of US Highway 6 and State Highway \_\_\_\_\_

see attached

Tax No. see attached Zone: P-C, M&G Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

**As part of the application, the applicant is required to submit:**

- Application Fee
- A site plan which includes:
  - The property boundaries, a legal description of the property (this can be from a tax notice)
  - Location and dimensions of all existing and proposed improvements (i.e. building(s), hard surfacing, landscaping, storage areas, mitigation measures)
  - The uses within those boundaries
  - Parking and on-site traffic circulation
  - Access point(s) from the public right-of-way to the site
  - Buildings on adjoining lots which are within 200 feet of applicant's property line
- A Letter of Intent: a document which details the proposed use(s) and the effects on the surrounding area.

- A list of names and addresses of all abutting property owners.
  - Any additional information as required by law or as requested by staff.
- 

1. State the conditional use desired: see attached
- 
2. State the section in the ordinance which allows the Planning Commission to approve the conditional use applied for: see attached
- 

State how the land is being used at the present time and what changes are proposed by this appeal:  
see attached

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3. Are any standards stated in Chapters 4, 6, 8 and 12 of the Utah County Land Use Ordinance required to be met by this appeal?
- Yes. Section: see attached
- No
- Please explain how the standards were met: see attached
- 

4. Will granting this request result in a situation which has a disproportionate demand for government services on any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?
- Yes
- No
- Please explain why: see attached
- 

5. Please identify any mitigation measures or conditions of approval you are proposing which will lessen the impacts of this conditional use to the surrounding area (*please identify all which would apply including those not included in this list with an explanation*).

- |   |  |
|---|--|
| <input type="checkbox"/> Parking  | <input type="checkbox"/> Requirement for the management and maintenance of the facilities            |
| <input type="checkbox"/> Traffic improvements (acceleration, deceleration and /or turn lanes) | <input type="checkbox"/> Limited hours of operation  |
| <input type="checkbox"/> On-site storm water retention facilities                             | <input type="checkbox"/> Limited use of equipment emanating offensive noise, light, dust, or traffic |
| <input type="checkbox"/> Site security improvements   | <input type="checkbox"/> Structure modifications (increased setbacks, height, color)                 |
| <input type="checkbox"/> Fire protection facilities   | <input type="checkbox"/> Light pollution mitigation  |
| <input type="checkbox"/> Water, sewer, and/or garbage facilities                              | <input type="checkbox"/> Other measures  |
| <input type="checkbox"/> Landscape screening to protect neighboring properties                |  |

Other measures: see attached

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6. State any other details about this application which the Planning Commission should be aware: \_\_\_\_\_  
see attached  
\_\_\_\_\_  
\_\_\_\_\_

7. To the best of my knowledge, the above information is accurate and complete.



\_\_\_\_\_  
Signature of Applicant

**AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!**

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(ATTACH ADDITIONAL SHEETS IF NECESSARY)

September 8<sup>th</sup>, 2025

Utah County Community Development Department  
51 South University Avenue, Suite 117  
Provo, UT 84601

RE: Landowner Consent  
Conditional Use Permit  
Mosida Solar Project

To Whom It May Concern:

We, the undersigned individuals, are the owners of record of the property described below, which comprises a portion of the property described in the attached conditional use permit application.

Approximately 2,951.54 acres inclusive of all or parts of the following parcels:

610450001	611140009	610260002	610270012
610490010	611140005	610670010	610270003
610490008	610670002	610670009	610270014
610490009	611140001	610680009	610660010
610490007	611260001	610270002	610660011
610490004	611260002	610270015	610690032
610490011	610680008	610270010	610690022

We hereby consent to the submission by Mosida Solar, LLC, as the applicant, of the attached application for a conditional use permit for the property.

FARMLAND RESERVE, INC.



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Authorized Agent

09/15/2025

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Date

September 9, 2025

Utah County Community Development Department  
51 South University Avenue, Suite 117  
Provo, UT 84601

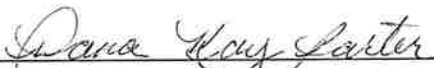
RE: Landowner Consent  
Conditional Use Permit  
Mosida Solar Project

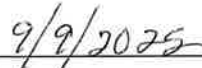
To Whom It May Concern:

We, the undersigned individuals, are the owners of record of the property described below, which comprises a portion of the property described in the attached conditional use permit application.

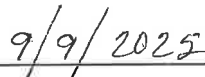
Approximately 240 acres inclusive of all of parcel 610670003.


We hereby consent to the submission by Mosida Solar, LLC, as the applicant, of the attached application for a conditional use permit for the property.

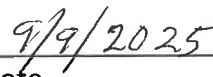
  
\_\_\_\_\_  
Dana Kay Carter, as Successor Trustee of the  
Arma W. Kay Revocable Trust, dated May 14, 2009  
(Owner)

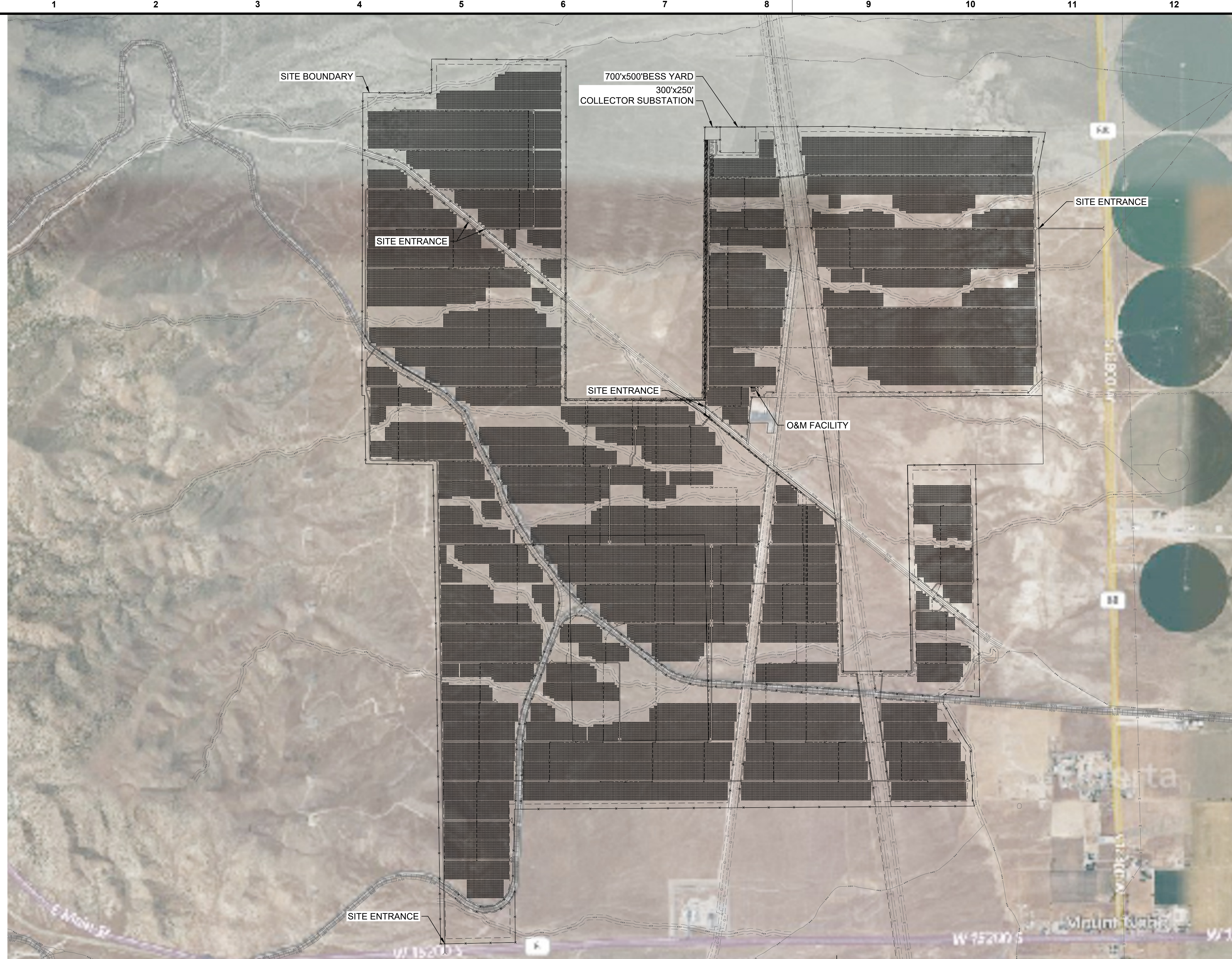
  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Dana Kay Carter (Owner)

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Glen Kay (Owner)

  
\_\_\_\_\_  
Date



SITE BOUNDARY

700'x500' BESS YARD  
300'x250'  
COLLECTOR SUBSTATION

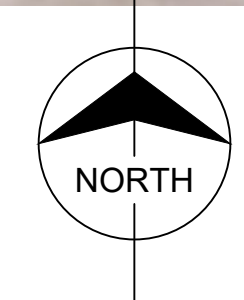
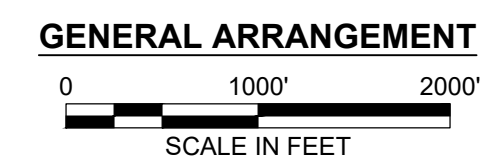
SITE ENTRANCE

SITE ENTRANCE

O&M FACILITY

SITE ENTRANCE

SITE ENTRANCE



SYSTEM DESCRIPTION	
TOTAL CAPACITY @ POI (AC)	420.00 MW
SOLAR NAMEPLATE CAPACITY (AC)	466.40 MVA
SOLAR CAPACITY (DC)	517.87 MW
DC:AC RATIO @ POI	1.233
AC COLLECTION SYSTEM VOLTAGE	34.5 kV
DC SYSTEM VOLTAGE	1,500 V
NO. 14-STRING TRACKERS	10,239
NO. 12-STRING TRACKERS	722
NO. 10-STRING TRACKERS	636
TOTAL MODULES	950,220
MODULES PER STRING	6
AVERAGE STRINGS PER INVERTER	1,494
TOTAL INVERTERS	106

DESIGN PARAMETERS	
GROUND COVER RATIO	34.3%
RACKING	SINGLE AXIS TRACKER
ROW TO ROW SPACING	22.00'
PV AREA	3,328 ACRES
SETBACKS	2.0' MIN. FROM SITE BOUNDARY TO FENCE 20' MIN. FROM FENCE TO EDGE OF MODULES 14.0' MIN. FROM NORTH/SOUTH TRACKER ROW GAPS 50.0' MIN. FROM WETLANDS

MODULE PARAMETERS	
MANUFACTURER	FIRST SOLAR SERIES 7
MODEL	FS-7545-TR1
BIN CLASS	545 W

INVERTER PARAMETERS	
MANUFACTURER	SUNGROW
MODEL	SG4400UD-MV
RATING	4,400 kVA

- NOTE:**
- THIS DRAWING IS CONCEPTUAL IN NATURE AND FOR PLANNING PURPOSES ONLY.
  - THIS DRAWING REPRESENTS ONE PROPOSED LAYOUT AND IS SUBJECT TO CHANGE BASED ON DETAILED DESIGN, AS WELL AS ACTUAL SITE CONDITIONS.
  - THIS DRAWING DOES NOT CONSIDER FEDERAL, STATE, OR OTHER LOCAL DEVELOPMENT REGULATION, WHICH MAY IMPACT THE PROPOSED LAYOUT.
  - THE PROPOSED LAYOUT IS BASED ON AERIAL IMAGE AND IS SUBJECT TO CHANGE BASED ON BOUNDARY SURVEY (ALTA).
  - CONTRACTOR SHALL VERIFY ALL EASEMENT AND RIGHTS-OF-WAY.
  - CONTRACTOR SHALL INSTALL A MINIMUM 10', CONTINUOUS, NON-COMBUSTIBLE FIRE BREAK SURFACE AT THE SITE BOUNDARY.

**PRELIMINARY - NOT FOR CONSTRUCTION**

no.	date	by	ckd	description
A	08/08/25	PSD	-	ISSUED FOR REVIEW

**BURNS & MCDONNELL**  
9400 WARD PARKWAY  
KANSAS CITY, MO 64114  
816-333-9400  
Burns & McDonnell Engineering Co, Inc.  
Firm Reg. No. N/A

designed: P. DURKEE  
detailed: P. DURKEE

**LEEWARD**  
renewable energy

UTAH COUNTY, UTAH

MOSIDA SOLAR  
GENERAL ARRANGEMENT  
PARCEL IDS: 610670003

project: 182368 contract: -  
drawing: EP100 - rev. A  
sheet: - of - sheets  
file: 182368EP100-Donut.dwg

PARCEL NUMBER	OWNER NAME	OWNER FULL ADDRESS
610260002	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610270002	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610270003	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610270010	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610270012	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610270014	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610270015	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610450001	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610490004	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610490005	UTAH COUNTY	%NIELSEN, RICHARD J 2855 S STATE ST PROVO, UT 84606
610490007	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610490008	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610490009	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610490010	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610490011	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610660009	UTAH COUNTY	%NIELSEN, RICHARD J 2855 S STATE ST PROVO, UT 84606
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610680008	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610680009	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610690022	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610690032	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611140001	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611140005	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611140009	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611260001	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611260002	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610670003	KAY, ARMA W (ET AL)	72 S 100 W GOSHEN, UT 84633

**LETTER OF INTENT**  
**MOSIDA SOLAR PROJECT NARRATIVE**  
**CONDITIONAL USE PERMIT (CUP) APPLICATION**

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## **Project Overview**

Mosida Solar, LLC (the “Applicant”) proposes to construct and operate the Mosida Solar Project (Project), a 400-megawatt (MW) solar energy generation and 100 MW battery energy storage project using photovoltaic (PV) technology (the “Project”). The Project is located in Utah County, Utah west of the community of Elberta and approximately 0.5 miles west of State Route 68. **Figure 1** shows the general location of the Project.

**Figure 2** shows the boundary of the Project site. The Project will interconnect to the regional electrical grid via an on-site tap of the existing PacifiCorp Mercer-Mona 345kV double-circuit transmission line. The Project site includes approximately 3,191.54 acres of private land and nearly all is undeveloped.

The Project site is located in Sections 31 and 32 of T9S, R1W; Sections 25 and 36 of T9S, R2W; Sections 5, 6, 7, 8 of T10S, R1W; and Sections 1 and 12 of T10S, R2W. Most land within the Project footprint and most of the surrounding area are zoned by Utah County as Goshen Valley Planned Community (P-C) Zone. A portion of the Project site is zoned as Mining and Grazing (M&G-1). See **Figure 3** for the local zoning designations.

### **1. State the Conditional Use Desired**

The Project will be a 400 MW solar energy project consisting of PV modules that are generally non-reflective and convert sunlight into direct current (DC) electricity. The PV panels will be mounted on single-axis trackers orienting the panels in north-south rows with the panels moving to track the sun as it moves across the sky during the day. The trackers include low voltage electric drive motors, controller equipment, backup power supply, and anemometer towers. The DC output of multiple rows of PV modules is collected through one or more combiner boxes and directed to an inverter that converts the DC electricity to alternating current (AC) electricity. From the inverter, the generated energy flows to a transformer where it is stepped up to distribution level voltage (approximately 34.5 kV).

Multiple 34.5 kV lines will be routed to the Project substation located near the existing PacifiCorp Mercer-Mona 345kV transmission line, where the power will be stepped up to 345 kV and delivered to the PacifiCorp system via a tap into the existing on-site 345 kV line.

The major equipment for the Project includes, without limitation, the following:

- PV modules
- Single-axis tracking supports

- Power Conversion Stations (PCS)
- DC collection system comprised of underground DC cabling and combiner boxes
- Medium voltage (34.5 kV) collection system from the PCS locations to the project substation
- Photovoltaic Combining Switchgear (PVCS)
- A Project Substation with 34.5 kV to 345 kV high voltage step-up transformer (SUT), breakers, and associated substation equipment
- Meteorological stations
- Telecommunications equipment
- A 100-MW capacity battery energy storage system (BESS) located near the Project substation
- Access roads, driveways, fencing, and any other accessory improvements or equipment relating to the generation, collection, storage, or transmission of electricity.

The Project also will include an occupied operations and maintenance (O&M) building.

### Grading and Drainage

The Project is located on property that is relatively flat and, as a result, only limited new grading is planned on the Project site. Following construction, the Project site will continue to be drained as it is currently by sheet flow to on- and off-site drainages.

### Water Use

The Project will use relatively small amounts of water during construction and operation. During construction, non-potable water will be used to facilitate soil compaction and as needed to control fugitive dust on exposed soils. Potable water will be brought on-site during construction. Portable toilets are expected to be used to provide needed sanitary facilities during construction only. During operation, the Project will use potable water for sanitary purposes and other miscellaneous uses and will have a septic system. Annual O&M water use is estimated to be up to 1 acre-foot per year.

### Employment

The Project will generate employment opportunities during construction and operation. During construction, the number of workers on the site are expected to vary over the construction period. The average construction workforce are estimated to be approximately 400 to 600 and the construction period is expected to last approximately 24 to 27 months.

Approximately up to 8 full-time workers are estimated to be employed during operation of the Project. These personnel will perform routine maintenance and monitoring functions.

## **2. State the section in the Ordinance that Allows the Planning Commission to Approve the Conditional Use Applied For**

Approval of the proposed conditional use permit for the Project by the Planning Commission is allowed by the following provisions of the Utah County Land Use Ordinance (the “Land Ordinance”):

- Most of the Project site is located within the P-C Zone. Industrial, manufacturing, and energy production and distribution uses are permitted uses within the P-C Zone according to § 12.64(D)(1)(f) of the Land Ordinance. Pursuant to § 12.64.J, solar energy collection and storage systems and energy distribution operations and facilities may be approved as a permitted conditional use without the approval of a community structure plan.
- Approximately 8 percent of the Project site (Parcel No. 610670003) is located within the M&G-1 Zone. An electrical power generation plant is a permitted conditional use within M&G-1 Zone according to § 12.28(C)(3) of the Land Ordinance.
- The Planning Commission is designated as the Land Use Authority to take action to approve or disapprove any applications for a conditional use permit according to § 16.92(D) of the Land Ordinance.

State how the land is being used at the present time and what changes are proposed by this appeal

The proposed Project site is primarily undeveloped at the present time and is leased for seasonal cattle grazing. There are several linear facilities that cross the site including the Kern River Gas Transmission pipeline, electric transmission lines (including the PacifiCorp Mercer-Mona 345kV transmission line to which the Project would interconnect), the Elberta Slant Road, and abandoned railroad lines. The Project will not interfere with the existing linear facilities on the site.

Under the Project, the site will be used to generate renewable energy using photovoltaic (PV) solar technology. The details of the Project are provided in the Project description above and shown on the site plan in the appendix. The use of this site for solar energy generation and storage uses is consistent with the Land Ordinance and, subject to implementation of the proposed mitigation measures outlined in this Application, is not reasonably anticipated to result in detrimental impacts on surrounding property. Following the useful life of the solar project, the site will be decommissioned and available to be developed by the landowner for other uses.

**3. Are any standards stated in Chapters 4, 6, 8 and 12 of the Utah County Land Use Ordinance required to be met by this appeal?**

The Project will comply with all applicable regulations of the Land Ordinance.

**Chapter 4 - General - Supplementary Requirements and Procedures Applicable within Zones**

Specifically, the Project will comply with the following applicable sections of Chapter 4 of the Land Ordinance:

§4.08 Yards to be Unobstructed – The Project layout will comply with all yard and setback requirements.

§4.12 Storage of Junk, Debris and Obsolete Vehicles in Yards Prohibited – No construction or other debris will be permanently stored on the Project site.

§4.44 Frontage on an Approved Public Street Required, Exceptions – The Project will have multiple access points off the Elberta Slant Road, an unpaved Utah County class B road, which can be allowed by exception, as well as the paved U.S. Route 6 and State Route 68. The roads will meet all requirements including fire access to the O&M building, BESS and substation locations by vehicles up to 75,000 pounds.

§ 4.48 Motor Vehicle Access – The Project will have motor vehicle access via access points off Elberta Slant Road, U.S. Route 6 and State Route 68 that meet all the driveway requirements specified in this section of the Land Ordinance.

§ 4.52 Effect of Street Plan – None of the potential new roads identified in the Goshen Valley Specific Area Plan that would cross the site currently exist.

§ 4.56 Storage of Trucks in Certain Zones Prohibited – Following completion of construction of the Project, no trucks will be stored on the site.

§ 4.60 Off-Street Parking and Loading – Parking for construction workers and equipment will be provided on-site. During Project operation, parking for the limited number of operations personnel and occasional deliveries will be available at the O&M building and be limited to on-duty workers' personal vehicles and operations and maintenance vehicles used for routine inspections and maintenance.

§ 4.64 Off-Street Loading Space Required – During construction, the Project will have multiple onsite staging/laydown areas where Project components (e.g., steel piles and racking, solar PV modules, etc.) will be off-loaded and stored until they are installed. During Project operations any deliveries of replacement parts and equipment will be off-loaded at the O&M building.

§§ 4.68 Setbacks from Streets – The locations of all Project facilities comply with the setback requirements from existing streets as shown in **Appendix A – Site Plan**.

§ 4.76 Fences and Walls – The Project site will be surrounded by a security fence with gates at the access points. In addition, the electrical facilities within the site (Project substation, BESS) will have additional security fencing. The fencing design will be approved by the County Engineer and County Fire Marshall and will comply with all setback and height requirements.

## **Chapter 6 – Environmental Provisions**

The Project will comply with the following applicable sections of Chapter 6 of the Land Ordinance:

§ 6.04 Health Department Approval, Water and Sewer – Potable water will be brought on-site during construction. Portable toilets are expected to be used to provide sanitary facilities needed during construction and a septic system for operations. Potable water for operations will be sourced on-site or from a nearby well. All permanent water and wastewater facilities will be permitted by the Utah County Health Department.

§ 6.08 Drainage – Minimal grading will be conducted on site and the existing drainage patterns will be maintained. Surface water will be retained in stormwater detention ponds as necessary or directed into natural drainages as to not alter the flow and percolation of water.

§ 6.12 Flood Protection – No occupied buildings will be constructed within 100 feet of the banks of a stream, gully, or other flood channel. No Project structure will be located in any flood channel if it would adversely affect normal flow, increase flooding of land above or below the Project site, increase erosion within or adjoining the flood channel, divert flood waters in a manner more likely to cause damage than flow in a normal course, increase peak flows or velocities in a manner likely to add to property damage or hazards to life, or increase amounts of damaging materials which might be carried downstream in floods.

§ 6.16 Flood Protection in Special Flood Hazard Areas – No Project facilities will be constructed within floodplains in the Project site identified as having a one percent chance of flooding.

§ 6.24 Exposed Slopes to be Less Than the Critical Angle of Response – There will be no cut or fill on the Project site that will result in a final slope that exceeds the critical angle of repose.

§ 6.28 Open Pit Extraction of Earth Products – There will be no sand, gravel, topsoil, rocks, or minerals that will be extracted by surface mining method on the Project site.

## **Chapter 8 – Uses with Special Review Provisions**

There are no special review provisions, supplementary requirements or procedures for solar energy or power generation projects.

## **Chapter 12 – Regulations within Zones**

### § 12.28 - Mining and Grazing (M&G-1) Zone

#### C - Permitted Conditional Uses

3. Electrical power generation plant approved by the Planning Commission - The Project will obtain CUP approval from the Planning Commission for the portion of the Project within M&G-1 zoning (Parcel No. 610670003).

### § 12.64 – Goshen Valley Planned Community (P-C) Zone

C - Zone Area: The P-C Zone is intended to be used over time to facilitate urban development only within the Goshen Valley Specific Area Plan - The proposed use for PV solar renewable energy generation will be a low impact, generally benign temporary use of this site for up to 40 years. After this time when the lease expires, the owner(s) of the site could develop the site to accommodate uses consistent with what is contemplated in the long-range plans and zoning for the area.

J. Existing Uses - Solar energy collection and storage systems are allowed as conditional uses in the P-C zone and may be approved without a community structure plan.

L. P-C Zone Development Approval Process – The Project will comply with all applicable requirements of the development approval process.

## Chapter 16 – Administration and Enforcement

§ 16.28 Utility Installation Unlawful Without Permit – The Project will obtain all necessary permits to install any electrical utility lines on the Project Site.

### **4. Will granting this request result in a situation which has a disproportionate demand for government services on any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?**

The Project will not result in a disproportionate demand for the identified essential government services as described below.

#### Roads and Access for Emergency Vehicles and Residents

Primary access to the site during construction, operation, and decommissioning will be provided via multiple access points off the Elberta Slant Road, U.S. Route 6 and State Route 68. Peak project-related traffic will occur during construction when workers commute to the Project site and when the majority of equipment and materials will be delivered. Construction routes will be determined later based on a traffic study.

Construction parking will be provided on the Project site. After initial delivery to the site, heavy equipment and other machinery will be stored onsite to limit interference with local traffic. During operation and maintenance, traffic generated by the Project will be very limited with up to eight workers commuting to the Project site regularly along with periodic deliveries. At the end of the Project's useful life, the Project will be decommissioned and removed from the Project site. The solar and storage facilities will be disassembled, and the materials reused / recycled to the extent possible or sold as scrap. Project decommissioning will temporarily generate increased vehicle traffic around the site.

The Project will contain internal roads that will meet the necessary specifications for emergency service vehicles to access the site and buildings.

#### Fire Protection and Police Protection

The Project is not anticipated to significantly impact the County's fire and police services. During construction and operation, the site will be fenced and secured by locked gates and not be accessible to the public.

Fire risk associated with the Project will be mitigated by the following measures. Electrical equipment including inverters and transformers will be housed in appropriately rated National Electric Manufacturers Association (NEMA) enclosures. Each BESS container or building module will have its own fire detection, suppression, and alarm systems. There will be no vegetation or other flammable fuels in the substation and BESS areas. Vegetation around buildings and electrical equipment in the solar field will be maintained to minimize fire risk.

The Project will coordinate with fire safety personnel to ensure adequate plans and systems are in place in the unlikely event a fire issue occurs at the solar project or BESS. Appropriate signage containing necessary contact and safety information for the BESS will be displayed in accordance with local code and coordination with County and fire district officials and staff. Also, a walk-through of the solar project and BESS site with the local authorities and public safety agencies will be scheduled once construction is complete.

A detailed Fire Protection Plan will be provided to the County and the local fire district for review and approval prior to the start of construction. This plan will include the following fire protection measures:

- Flammable and hazardous materials will be properly handled and stored during construction and operation of the facility in accordance with a hazardous materials management plan.
- In consultation with the County Fire Marshall, the Applicant's design team will design fire-safe access routes within the facility and will include them in the final project layout prior to application for its building permit.
- There will be gravel ground cover with no vegetation in the substation and BESS areas.
- Electrical equipment will be regularly inspected.
- Consistent and clear labeling and warning placards will be provided on all electrical equipment.
- Contact information will be provided for reliably available key personnel who can assist responding firefighters with technical aspects of the Project.

With the above design features, the Project is not anticipated to adversely affect or impact the County's provision of essential fire and public safety services to the surrounding community.

#### Schools and School Busing

It is expected that most construction workers on the Project will come from Utah County and the surrounding areas. Therefore, people are not expected to relocate to the area and potentially enroll children in local schools. Full-time employees may reside locally.

#### Water, Sewer, Storm Water Facilities and Garbage Removal

The Project will use relatively small amounts of water during construction and operation. During construction, non-potable water will be used to facilitate soil compaction, for concrete, and as needed to control fugitive dust on exposed soils. Potable water will be brought on-site during construction and a permitted source will be installed for operations. Note that there will be fewer than 20 permanent occupants and therefore no public drinking system service will be required.

Portable toilets are expected to be used to provide sanitary facilities needed during construction. These will be serviced by a contractor on a regular basis. A permitted septic system will be installed for operations.

Minimal grading will be conducted on site and the existing drainage patterns will be maintained. Surface water will be retained in stormwater detention ponds as necessary or directed into natural drainages as to not alter the flow and percolation of water. All necessary water and stormwater permits will be obtained.

The Project will produce waste typically associated with construction and O&M activities. These are expected to include defective or broken electrical materials, empty containers, the typical refuse generated by workers, and other miscellaneous solid waste. Waste management would emphasize recycling where possible and would identify the specific local landfill(s) that would receive waste that cannot be recycled.

**5. Please identify any mitigation measures or conditions of approval you are proposing which will lessen the impacts of this conditional use to the surrounding area (please identify all which would apply including those not included in this list with an explanation)**

**Parking**

- During construction, parking will be provided onsite in parking areas distributed throughout the Project site.
- Construction equipment and machinery will be stored onsite for the duration of their use during construction to limit impacts on local road traffic.
- During operation, a small parking lot will be available onsite in the O&M area to accommodate Project operational staff and periodic deliveries.

**Traffic improvements**

- The entrances for both construction and operation will be located on Elberta Slant Road, U.S., Route 6 and/or State Route 68.
- Improvements will be made to Elberta Slant Road to conform with Class B road specifications, as required.
- All Project traffic will be restricted to designated access routes, to be determined after a traffic study is completed.

**On-site storm water retention facilities**

- Grading will be limited as much as possible on the Project site.
- Following construction, existing drainage patterns will be maintained.
- Surface water will be retained in stormwater detention ponds as necessary or directed into natural drainages as to not alter the flow and percolation of water.
- A Utah National Pollutant Discharge Elimination System (UPDES) permit to discharge stormwater from construction activity will be obtained from the Utah Department of Environmental Quality, Division of Water Quality prior to the commencement of any construction activities.
- A Storm Water Pollution Prevention Plan (SWPPP) will be developed and implemented as part of the UPDES permit.

### **Site security improvements**

- The perimeter of the Project site will be surrounded with security fencing to preclude entry by non-project personnel and large animals.
- The site substation and BESS area will be surrounded by fencing to provide additional security for the electrical facilities to further avoid exposure to electrocution risk.

### **Fire protection facilities**

- The Project will be designed in accordance with all applicable fire codes in coordination with the County Fire Marshal.

### **Water, sewer, and garbage facilities**

- Private water and septic facilities are proposed as part of Project operations and will be permitted.

### **Landscape screening to protect neighboring properties**

- The nearest residential structure is approximately 0.25 miles away.
- Given the distance of the nearest residential structure, no landscape screening is proposed for the Project.

### **Requirements for the management and maintenance of the facilities**

- Maintenance needs of the Project will include array inspection, inverter and switchyard maintenance, vegetation control, biodiversity management, and infrequent module cleaning, as needed.
- There may be up to 8 full-time operational employees onsite, although personnel needs may increase periodically as needed for temporary activities.

### **Limited hours of operation**

- During the construction period, construction will occur during daylight hours and follow construction hours requirements.
- Operations at the Project will occur primarily during daylight hours when the PV panels are producing energy.
- No planned activities will occur at night.

### **Limited use of equipment emanating offensive noise, light, dust, or traffic**

- Equipment that generates noise and dust will only be used during construction. This activity will be temporary and only occur during the day.
- A dust control plan will be developed for review prior to construction and will contain measures such as watering and soil stabilization would be employed to minimize fugitive dust emissions.

- Noise during operations will be limited to electrical equipment (e.g., transformers, inverters, tracker drive motors). The sounds emitted from these are low frequency and low volume and dissipate with distance. The Project will comply with any applicable noise regulations.

#### **Structure modifications (setbacks, height, color)**

- The Project will meet all setback requirements of the P-C and M&G-1 zones.
- The maximum height of structures within the solar field (e.g., solar panels, inverters) will be less than 15 feet.

#### **Light pollution mitigation**

- Construction will occur during daylight hours.
- The only lighting on the Project site will be located at the O&M building, site substation, and BESS facilities. This lighting would be motion-activated, shielded, and downward-facing meeting dark-sky requirements and minimizing off-site visibility.
- No lighting will be included in the solar field. If any maintenance or repairs are needed during nighttime, portable temporary lighting would be used.

#### **Other measures**

#### **Land stewardship practices**

- Pre-construction weed assessment and treatment of highly invasive weeds per Utah Noxious Weed Act (Section R68-9). Class 1 (A and B) and Class 2 weeds will be the focus of control efforts, if they are identified onsite. This will limit the potential for invasive species spreading throughout construction.
- Grading and land disturbance will be minimized during construction, which will limit invasive weed spread and recruitment, and limit exposed soil susceptible to erosion.
- Seeding of the site with a native and locally naturalized low-growing pollinator and erosion control mix will occur prior to construction to allow for improved seed mix cover across the site with a focus on local pollinators including monarch butterflies and Suckley's cuckoo bumble bee.
- Apiaries (bee boxes) may also be suitable for and utilized on the Project site.
- Rotational sheep grazing within array fields for vegetation control, and to improve ecosystem health and soil health may be suitable for and utilized on the Project site.

#### **Project perimeter fences**

- Project perimeter fences are security fences (per National Electrical Code Section 131.10) and thus are not passable by most wildlife. Standard deer fencing may be used onsite when chainlink fencing is not required for security. Deer fencing allows for small mammals and ground birds to pass through into the array field while still providing a secure fence to prevent access by large ungulates (e.g., deer) and humans.

#### **6. State any other details about this application which the Planning Commission should be aware**

The Project will generate significant new tax revenues for Utah County without major long-term added demands on County services. The Project furthers the County's goals to promote economic development within the P-C zone, to diversity its tax base and to locate certain types of industrial uses within the M&G-1 zone away from urban areas, and to promote the conservation and efficient use and development of the County's land and resources within the M&G-1 zone.

The Project site can be developed with minimal impact to the underlying land and the surrounding properties making it a compatible interim use of the land, particularly within the P-C zone:

- There will be minimal grading and existing drainage patterns will be maintained.
- Following construction, there will be limited traffic and dust generated by the Project.
- There will be no significant noise or odors generated by operation of the Project.

The Project site was selected for the following reasons:

- The site is located in an area with excellent solar resource potential.
- The site is located on moderately flat private land suitable for solar energy development and transmission.
- The Project is located on land that is zoned by Utah County where, in the P-C zone, a solar energy collection and storage systems and energy distribution operations and facilities, and, in the M&G-1 zone, electrical power generation plants are permitted as conditional uses.
- The Project will interconnect to the regional electrical grid via an on-site tap of the existing PacifiCorp Mercer-Mona 345kV transmission line – avoiding the need for an off-site gen-tie transmission line.
- No critical habitats nor species have been identified that would be adversely affected by the development of the Project.
- The Project site and surrounding area does not include any parks or other specially designated areas.
- The site is not located near a visual corridor identified as a prominent scenic viewshed or scenic area.

## **7. Decommissioning Plan**

The Applicant will submit a decommissioning plan prior to the issuance of any building permit for the Project, which will include provisions for the removal of all Project structures and foundations (to a depth of three (3) feet), electrical equipment, internal access roads and the restoration of any soils or vegetation disturbed by the reclamation activities (the "Decommissioning Plan").

Additionally, along with the Decommissioning Plan, the Applicant will submit a decommissioning bond for the estimated costs to remove the Project facilities in accordance with the Decommissioning Plan in a form approved by the Utah County Attorney's Office.

## **8. Approval Extension Request**

Pursuant to § 16.94.G of the Land Ordinance, the Planning Commission may establish a period longer than the standard 3-year period for a conditional use approval if necessary for substantial justice to be done. The Applicant hereby requests an extension of up to five (5) years from the date

of approval for the following reasons, thereby allowing sufficient time for the complex development process while ensuring the Project moves forward expeditiously to serve the public interest.

### **Scale and Complexity Considerations**

**Massive Infrastructure Investment:** A 400 MW solar facility with 100 MW battery storage represents a significant capital investment. Projects of this magnitude require extended development timelines that exceed standard 3-year approval periods due to:

- Complex engineering and design phases
- Extensive environmental impact assessments
- Multi-phase construction scheduling
- Specialized equipment procurement with long lead times

### **Grid Integration Complexity**

**Transmission Infrastructure:** A 400 MW facility may require substantial grid upgrades:

- New transmission lines or substation modifications
- Grid stability studies and impact assessments
- Coordination with utility partners for interconnection agreements
- Regional transmission planning processes

### **Financial and Market Considerations**

**Long-term Power Purchase Agreements:** Utility-scale projects require:

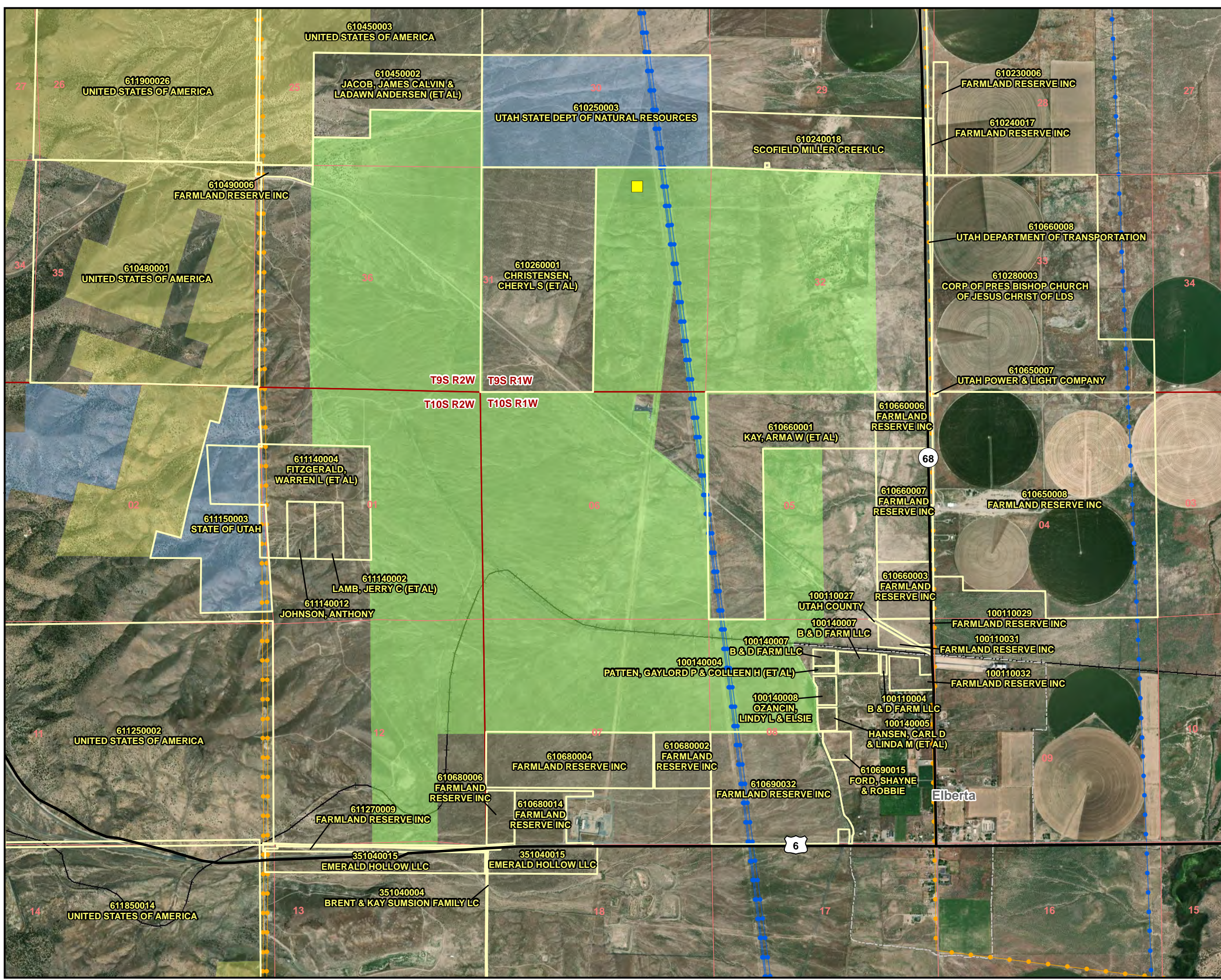
- Competitive bidding processes that can take 12-24 months
- Complex financing arrangements with multiple stakeholders
- Market condition assessments for optimal project timing
- Technology cost optimization as solar and battery costs continue declining

### **Public Interest and Substantial Justice**

**Economic Benefits:** Extended approval serves substantial justice by:

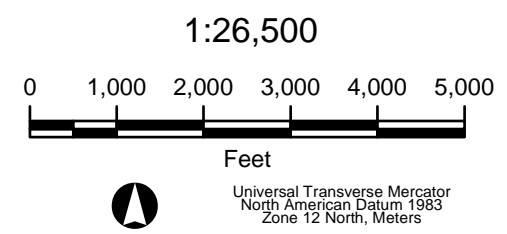
- Securing long-term economic development (200+ construction jobs, up to 8 permanent positions)
- Generating significant property tax revenue for Utah County
- Supporting Utah's energy goals
- Providing grid stability and energy storage benefits to the community

This extended timeline ensures substantial justice by recognizing the unique challenges of utility-scale renewable energy development while securing long-term benefits for Utah County residents.



**Legend**

- Project Components**
- Assumed POI Substation Location
  - Mosida Solar Project
- General Features**
- 345 kV Transmission Line
  - 138 kV Transmission Line
  - US or State Highway
  - Railroad
  - Municipal Boundary
  - Township / Range
  - Section
  - Parcel Boundaries
- Jurisdiction**
- BLM Land
  - State Land
  - Private Land (No Shading)



**MOSIDA SOLAR PROJECT**

*Adjacent Parcels*

Map Extent: Utah County, Utah

Date: 07/11/25	Author: rcq
G:\Mosida Solar Project\MXD's\Project Site_071125.mxd	

PARCEL_NO	OWNER_NAME	OWN_FULL_ADDRESS
100110004	B & D FARM LLC	6824 W 9600 N HIGHLAND, UT 84003-9214
100110027	UTAH COUNTY	%NIELSEN, RICHARD J 2855 S STATE ST PROVO, UT 84606
100110029	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
100110031	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
100110032	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
100140004	PATTEN, GAYLORD P & COLLEEN H (ET AL)	1426 E DANES DR WEST COVINA, CA 91791-1220
100140005	HANSEN, CARL D & LINDA M (ET AL)	747 N 540 W AMERICAN FORK, UT 84003-1150
100140007	B & D FARM LLC	6824 W 9600 N HIGHLAND, UT 84003-9214
100140007	B & D FARM LLC	6824 W 9600 N HIGHLAND, UT 84003-9214
100140008	OZANCIN, LINDY L & ELSIE	2212 W MAIN ST UNIT 203 LEHI, UT 84043
351040004	BRENT & KAY SUMSION FAMILY LC	316 S 1500 E MAPLETON, UT 84664-4722
351040015	EMERALD HOLLOW LLC	3556 S 5600 W # 1-559 SALT LAKE CITY, UT 84120
351040015	EMERALD HOLLOW LLC	3556 S 5600 W # 1-559 SALT LAKE CITY, UT 84120
610450002	JACOB, JAMES CALVIN & LADAWN ANDERSEN (ET AL)	1726 S 40 W OREM, UT 84058-8409
610450003	UNITED STATES OF AMERICA	%DIVISION OF PROPERTY MANAGEMENT 2370 S 2300 W SALT LAKE CITY, UT 84119-2022
610480001	UNITED STATES OF AMERICA	%DIVISION OF PROPERTY MANAGEMENT 2370 S 2300 W SALT LAKE CITY, UT 84119-2022
610490006	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610690015	FORD, SHAYNE & ROBBIE	PO BOX 67 ELBERTA, UT 84626-0067
610680002	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610680004	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610680006	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610650007	UTAH POWER & LIGHT COMPANY	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610650008	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610660001	KAY, ARMA W (ET AL)	PO BOX 134 SANTAQUIN, UT 84655
610660003	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610660006	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610660007	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610660008	UTAH DEPARTMENT OF TRANSPORTATION	4501 S 2700 W SALT LAKE CITY, UT 84119-5977
610680014	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611900026	UNITED STATES OF AMERICA	%DIVISION OF PROPERTY MANAGEMENT 2370 S 2300 W SALT LAKE CITY, UT 84119-2022
610240017	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611250002	UNITED STATES OF AMERICA	%DIVISION OF PROPERTY MANAGEMENT 2370 S 2300 W SALT LAKE CITY, UT 84119-2022
611270009	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610240018	SCOFIELD MILLER CREEK LC	351 E 200 S PLEASANT GROVE, UT 84062
610250003	UTAH STATE DEPT OF NATURAL RESOURCES	%UTAH TRUST LANDS ADMINISTRATION 675 E 500 S STE 500 SALT LAKE CITY, UT 84102-2813
610260001	CHRISTENSEN, CHERYL S (ET AL)	756 W 2310 N PLEASANT GROVE, UT 84062-8676
610230006	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
610690032	FARMLAND RESERVE INC	PO BOX 511196 SALT LAKE CITY, UT 84151-1196
611140002	LAMB, JERRY C (ET AL)	PO BOX 600265 PARAGONAH, UT 84760
611140004	FITZGERALD, WARREN L (ET AL)	683 COACHMAN WAY RIVERDALE, UT 84405
611140012	JOHNSON, ANTHONY	PO BOX 283 CEDAR FORT, UT 84013
611150003	STATE OF UTAH	%UTAH TRUST LANDS ADMINISTRATION 675 E 500 S STE 500 SALT LAKE CITY, UT 84102-2813
611850014	UNITED STATES OF AMERICA	%DIVISION OF PROPERTY MANAGEMENT 2370 S 2300 W SALT LAKE CITY, UT 84119-2022
610280003	CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS	PO BOX 511196 SALT LAKE CITY, UT 84151-1196