



ENT 20379-2025 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Mar 24 09:10 AM FEE 0.00 BY CS
RECORDED FOR UTAH COUNTY COMMUNITY DEVE

**Pursuant to Utah County Land Use Ordinance Section 16.94,
the following decision of the Utah County Planning
Commission is recorded relative to the subject property.**

AMENDED ACTION BY PLANNING COMMISSION

Appeal No. CU2024-01

Applicant: Quicksilver Solar, LLC

CONDITIONAL USE

When the Planning Commission acts under its power to hear and decide requests for conditional use, the Board shall comply with all the rules and standards of the Utah County Land Use Ordinance as found in Section 16.94.

The request of **Quicksilver Solar, LLC** for a proposed solar energy facility as an electrical power generation facility is **approved** based on the following motion:

That the Utah County Planning Commission approve conditional use application (CU2024-01) a request for a solar energy facility as an electrical power generation plant, located at approximately 16000 West and 2200 South in the Cedar Valley area of unincorporated Utah County, subject to staff findings included in Section IV of the submitted staff report and the following conditions:

1. That the Planning Commission finds that the conditional use meets the standards found in Section 16.94.C.1 through C.20 of the Utah County Land Use Ordinance.
2. That building permits or other applicable land use permits for all applicable proposed structures and uses be obtained that meet all applicable zoning, building, health, and fire-safety requirements, including applicable setback requirements.
3. That construction and use of the facility comply with all applicable local, state, and federal regulatory standards, including the National Electric Code, as amended. This includes, but is not limited to, regulations related to any applicable threatened or endangered species, along with any impacts to historic, cultural, and archaeological resources.
4. That the facility be constructed and operated in compliance with all applicable requirements of the Federal Aviation Administration (FAA), particularly as it relates to potential solar glare impacts.
5. That the applicant submit and receive approval from the Utah County Engineer of any applicable Storm Water Pollution Protection Plan (SWPPP) and land disturbance permit prior to the issuance of any permits for the establishment of the solar energy facility.
6. That a signed access agreement be provided prior to the issuance of any permits

for the establishment of the solar energy facility that provides for site access and maintenance across any parcels not adjacent to a public road.

7. That the applicant shall be responsible for any road improvements and/or maintenance of County Roads, which shall be completed and approved by the Public Works Department or applicable agency required as per applicable standards.
8. That all structures be removed from the property if the site's use as a solar energy facility is ever abandoned for more than one (1) year. A decommissioning plan shall be provided prior to the issuance of any permits for the establishment of the solar energy facility. The decommissioning plan shall meet all state approved requirements for a solar power plant decommissioning plan in effect at the time a permit is submitted to Utah County. The decommissioning plan shall include provisions for the removal of all structures, foundations, electrical equipment, internal or perimeter access roads, restoration of soil and vegetation of disturbed areas, along with a plan acceptable to the County ensuring financial resources will be available to fully decommission the site.
9. A 56-foot reserved access route must be maintained for properties that are completely surrounded by the solar facility, specifically parcels 59:130:0006, 59:131:0005, and 59:134:0003.
10. That the access route used for the duration of the construction be reviewed and approved by the Public Works Department.
11. That the adjacent jurisdiction be consulted in determining the construction access route.
12. That any road used to provide construction vehicle access to the site are maintained during the construction of the facility and restored to meet the applicable road standards established by the Public Works Department.
13. That the termination date for obtaining a permit pursuant to this approval be set as May 21, 2029.

APPROVAL OF THIS CONDITIONAL USE WILL TERMINATE ON MAY 21, 2029, IF A BUILDING PERMIT OR OTHER APPLICABLE PERMIT OR LICENSE IF NOT OBTAINED PURSUANT THERE TO BY MAY 21, 2029.

The decision of the Utah County Planning Commission may be appealed to the Fourth District Court within 30 days from the date this Action Report is filed with the Utah County Recorder.

Vote Record:	AYE	NAY	ABSTAINED
Chris Herrod	X		
Seth Cox	X		
Sullivan Love	X		
Karen Ellingson	X		

I, Marie Patten, certify the voting record shown above to be true and correct, and a copy of this

Action Report was recorded and filed in the Utah County Community Development Department on the 24th day of March 2025.



Marie Patten, Secretary
UTAH COUNTY PLANNING COMMISSION

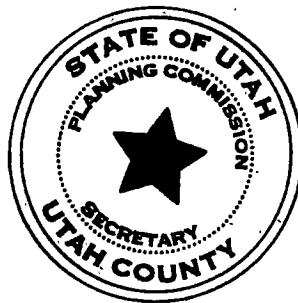


EXHIBIT A

59:129:0006 – NW SEC 21, T7S, R2W, SLB&M. AREA 160 ACRES.

59:130:0014 - COM AT N 1/4 COR. SEC. 21, T7S, R2W, SLB&M.; N 89 DEG 52' 17" E 2697.21 FT; S 88 DEG 58' 26" E 2649.22 FT; S 88 DEG 54' 17" E 2665.15 FT; S 0 DEG 17' 32" W 668.09 FT; N 88 DEG 55' 27" W 1332.35 FT; S 0 DEG 16' 40" W 2003.95 FT; S 88 DEG 53' 23" E 1332.1 FT; N 0 DEG 17' 22" E 2004.74 FT; N 0 DEG 17' 22" E 668.12 FT; S 89 DEG 40' 13" E 2664.22 FT; S 0 DEG 18' 3" W 3976.22 FT; S 89 DEG 36' 6" W 1031.87 FT; S 0 DEG 20' 1" W 1333.69 FT; N 89 DEG 28' 57" E 1032.66 FT; S 0 DEG 9' 39" W 5326.53 FT; S 89 DEG 19' 10" W 2669.58 FT; N 88 DEG 51' 38" W 2657.37 FT; N 0 DEG 9' 49" E 5326.21 FT; N 88 DEG 32' 15" W 1324.18 FT; N 0 DEG 16' 0" E 1336.38 FT; S 88 DEG 42' 49" E 1324.08 FT; N 0 DEG 15' 58" E 1340.45 FT; N 88 DEG 53' 23" W 2648.01 FT; N 0 DEG 14' 21" E 1334.22 FT; N 89 DEG 49' 57" W 2688 FT; N 0 DEG 9' 31" W 1320.3 FT TO BEG. AREA 1496.072 AC.

59:131:0002 – THE E1/2 OF NE1/4 AND E1/2 OF SE1/4 SEC 23, T7S, R2W, SLM. AREA 160 ACRES.

59:131:0008 – W1/2 OF SE1/4 SEC 23, T7S, R2W, SLM. AREA 80 ACRES. SUBJ TO R/W.

59:131:0010 – THE W1/2 OF NE1/4 SEC 23, T7S, R2W, SLM. AREA 80 ACRES.