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City council enacts temporary land use moratorium after public hearing draws no dissent

By Myrna Trauntvein

TN Correspondent

A public hearing in Mona to gain comment on enacting a temporary land use moratorium on all major subdivision applications and approvals for 180 days drew no comment from the public.

The ordinance was needed so that the council could address current limitations and deficiencies with fire suppression and related matters.

When Bill Mills, mayor, opened the public hearing, he asked for comments and waited for a response. No one was there to make comment.

"Seeing as there are no comments," said Mills. "I will close the hearing."

"We need to make certain that our fire suppression is adequate," said Mills.

"The city council finds that there is an important, compelling and countervailing public interest in completing the update to the city's fire suppression regulations and standards before allowing any new major subdivision applications to be accepted or approved," said Mills.

The hearing lasted five minutes.

At that point, he called for a motion. Mike Stringer, council member, made the motion to enact the temporary land use moratorium ordinance and Frank Riding, council member, made the second. All voted in favor.

"I had our city attorney prepare the ordinance," said Mills.

Utah Code allows a municipality to enact an ordinance establishing a temporary land use regulation for any part or all of the area within a municipality if the legislative body makes a finding of compelling, countervailing public interest.

"WHEREAS, Mona City is authorized to ensure that buildings and developments are adequately served and provided with fire suppression in accordance with governing fire code regulations and recommended fire suppression practices; and

"WHEREAS, the City Council finds that the proper provision of fire suppression services is a critical issue facing current and future residents, and the improper or inadequate provision of fire suppression facilities, water, and related improvements can have lasting impacts and potentially severe and life-altering consequences for infrastructure and residents; and

"WHEREAS, the City Council finds that City's code and standards regarding fire sup-



CONSTRUCTION STARTS • Clover Creek Solar is beginning construction west and north of Mona. The project should take between 6-9 months to complete. Above, crews are using a pile driver to install support posts for the panels.

Clover Creek Solar begins construction west of Mona

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Construction on the new sPower solar project has begun.

"Clover Creek Solar is a proposed 80 MWac solar energy project," said Jordan Levin, Project Manager with sPower Levin. "The project will utilize approximately 580-acres located 1.5 miles northwest of the city of Mona in Juab County."

Earlier, Levin met with the Juab County Commission and then with the Juab School District Board of Education and on those occasions commented on the benefit the solar plant

would provide Juab County.

The site, now under construction, is located on the west side of Mona along Goshen Road (SR 20).

The new solar facility, Clover Creek Solar, will provide power to the Utah Municipal Power Agency (UMPA).

sPower is an independent renewable energy power producer based in Salt Lake City which is now building the new solar farm in Juab County.

sPower will be the owner and operator of the Clover Creek project. The Salt Lake City-based company operates over 1,650 MW of wind and solar power at facilities across the United States.

Utah Municipal Power

Agency signed a long-term agreement with sPower's 80-MW Clover Creek solar project in Juab County to supply power to six member cities within Utah Municipal Power Agency, or UMPA.

The six cities are Provo, Spanish Fork, Nephi, Salem, Manti and Levan.

"The life of the project is an expected 35-years and during that time the project should provide a stable tax revenue for the county," said Levin.

It will take an estimated six to nine months to build Clover Creek Solar.

The project will utilize single-axis tracking solar panels.

"The energy will be produced and used locally, and is

a low-impact, high-value economic development opportunity," said Levin.

He said that the panels are placed on steel piles and are designed for the panels to move with the power source (the sun).

Levin said that studies had been done to show that there should be no concern about reflected light.

Though the system has a 35-year life cycle, said Levin, it could possibly last longer. Panels can be removed and replaced if the source is still needed.

"Clover Creek Solar will locally produce 196,107 MWh energy each year," said Levin.

Joint meeting held between city and county to discuss growth strategies

By Myrna Trauntvein

TN Correspondent

Juab County and Nephi City are currently experiencing rapid growth and officials from the two entities met to discuss how they can cooperate to manage that growth.

Wednesday, January 27, a work session for that main purpose was held in the Nephi City Council room that included the city council, the Juab County Commission, the county planning commission, and the city and county administrators.

Lisa Brough, city recorder/finance director, Travis Worwood, city treasurer/assistant administrator, Kyle March-

ant, public works director, and Tracy Painter, Juab County Planning Assistant, were also present.

Justin Seely, mayor pro tempore, called the meeting to order and welcomed participants. Glade Nielson, mayor, was driving home from a meeting where he represented the city and arrived shortly thereafter.

Agenda items included: Development and Growth Discussion, Economic Development Strategy, Ownership of Roads Annexed into City Limits, Animal Control, and Open Forum.

"Juab County and Nephi City are currently experiencing a rapid growth phase of their history," said Seth Atkinson, city administrator. "Eco-

nom conditions in the state of Utah seem to indicate that this growth pattern will continue in the future and may even increase."

The Kem C. Gardner Institute at the University of Utah predicts that Juab County will see triple digit growth over the next 45 years.

"High home prices, demand for commercial and residential property, a move by the state legislature to allow island annexations and strong job growth have created a complex situation for Juab County and Nephi City with regard to development," said Atkinson. "This joint meeting between the county and the city was planned to be an excellent beginning for the two entities to

formulate a collaborative strategy on dealing with growth."

"Both the county and the city feel the pressures to allow growth for residential, commercial and industrial purposes," said Atkinson.

There are tax incentives for both entities to facilitate commercial and industrial businesses to locate within their jurisdictions.

"You, as a county, don't lose property tax," said Atkinson.

Some businesses do not know where to receive services and are not aware that they can have gas, electricity and water all from Nephi if they

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M-F - 9:30 to Noon

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