

FINDINGS REPORT FOR THE WELLS DRAW ENERGY, LLC NATURAL GAS POWER PLANT CONDITIONAL USE PERMIT

April 2, 2026

<u>FILE NAME:</u>	Wells Draw Energy LLC Solar Power Plant Findings Report
<u>APPLICANT:</u>	Jones and DeMille Engineering, on behalf of Emergence Utah, LLC
<u>LOCATION:</u>	2 parcels totaling 609.04 acres southeast of Bridgeland and southwest of the South Myton Bench, in Sections 25 and 36, T4S R3W, USB&M
<u>ZONING DISTRICT:</u>	A-5 Agriculture, five acres

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FINDINGS OF FACT

PROPOSAL DESCRIPTION

The land use application for a conditional use permit submitted by Jones and Demille Engineering on behalf of Emergence Utah LLC proposes to develop and operate a natural gas power plant operation off of Wells Draw Road, southeast of Bridgeland and southwest of the South Myton Bench area. This 600 plus-acre project is one of three conditional use permits proposed by Emergence Utah LLC to power a data center located in the same project area. Natural gas power generation, collection, and storage would occur on two (2) parcels shown in Table 1. The natural gas power plant would be permitted, developed, and operated in tandem with a solar power plant, not included in this land use application review. Natural gas power plants are allowed in the A-5 Agriculture Zoning District with a conditional use permit.

Parcels Included in Proposal

Parcel	Acreage
00-0009-7448	595.52
00-0009-7646	13.52
TOTAL: 609.04	

HISTORY OF EVENTS

- March 11, 2026 Land use application submitted.
- March 11, 2026 The application was deemed complete.
- March 18 and 25, 2026 Public hearing notice published in the Uintah Basin Standard.
- March 12 through April 2, 2026..... Public hearing notice posted at the Duchesne County Administration Building and on the Utah Public Notice website.
- March 18, 2026 Public hearing notice mailed to property owners within 300 feet of proposed conditional use.
- April 2, 2026 Planning Commission meeting.

DUCHESNE COUNTY ZONING REGULATIONS COMPLIANCE REVIEW

Application Required

All requests for a conditional use permit shall be made on the application form provided by the county, detailing the nature of the conditional use request. The applicant shall also provide the necessary information identifying the purpose of the conditional use request, and all required information shall be provided to the planning office twenty one (21) days prior to the planning commission meeting. The planning commission is authorized to render a final decision on the issuance of a conditional use permit following the review and receipt of a recommendation from the zoning administrator. ([8-13-2: APPLICATION FOR PERMIT](#))

Application was successfully submitted and determined to be complete on March 11, 2026.

Public Hearing Required

All applications for a conditional use permit shall be made in accordance with the provisions of this title, and shall be the subject of a public hearing held before the planning commission for which a minimum of fourteen (14) days' public notice has been provided and the planning staff notifying all property owners by U.S. mail within three hundred feet (300') of the proposed conditional use. ([8-13-3: PUBLIC HEARING REQUIRED](#))

A public hearing notice was published in the Uintah Basin Standard on March 18 and 25, 2026, and posted in the Duchesne County Administrative Building, Duchesne County website, and on the Utah Public Notice website on March 12, 2026, running until April 2, 2026. The public hearing notice was mailed to property owners within 300 feet of the proposed conditional use permit on March 18, 2026.

Findings Required

- A. Findings Required: The planning commission may grant a conditional use permit in compliance with this title if, from the application and the facts presented at the public hearing, it finds:
 - 1. The proposed use at the proposed location will not be unduly detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety or general welfare.
 - 2. The proposed use will be located and conducted in compliance with the goals and policies of the county general plan and the purposes of this title.
 - 3. That the property on which the use, building or other structure is proposed is of adequate size and dimensions to permit the conduct of the use in such a manner that will not be materially detrimental to adjoining and surrounding properties. ([8-13-4: FINDINGS AND CONDITIONS FOR APPROVAL](#))
- B. Conditions:
 - 1. In approving a conditional use permit, the planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of the county general plan and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses in the general vicinity. Minimum conditions shall be included for produced water disposal facilities, extraction of earth products and residential treatment or secure treatment facilities as indicated in section [8-13-5](#) of this chapter.
 - 2. When approving a conditional use permit, the planning commission may impose such requirements and conditions as follows: location, construction, maintenance, odor control, operation, site planning, traffic control, dust control, noise, time limits and other items for the conditional use permit as deemed necessary for the protection of adjacent properties and the public interest. The planning commission may require guarantees or other evidence that such conditions will be met and complied with. ([8-13-4: FINDINGS AND CONDITIONS FOR APPROVAL](#))

A natural gas power plant at this location will not be unduly detrimental or injurious to property or improvements in the vicinity, nor will it be detrimental to the public health safety or general welfare if the applicant adheres to the conditions proposed herein, as approved by the Planning Commission. The goals and policies of the county general plan support economic development and the supporting industries to energy development. With the facility allowed as a conditional use in the A-5 Agriculture Zoning District and setback from residential development, the proposed conditional use aligns with the purposes of Duchesne County zoning ordinance for regular and orderly development. The 600+ total acres included in this natural gas power plant is of adequate size and dimensions to permit the conduct of the use in such a manner that will not be materially detrimental to adjoining and surrounding properties.

Term Of Permit

Unless there is substantial action under a conditional use permit within a period of eighteen (18) months of its issuance, the permit shall be considered null and void. ([8-13-6: TERM OF PERMIT](#))

CONCLUSIONS

1. The request complies with the requirements of the Duchesne County Zoning Ordinance.
2. The request is valid.

RECOMMENDATION

A recommended motion may be as follows: "I move to approve this proposal to develop and operate a natural gas power plant operation, as described, with the following conditions:

1. A business license be obtained and maintained for the duration of the operation.
2. Appropriate landscaping and/or screening materials will be used. A livestock fence with warnings and contact information shall be constructed prior to operation and always maintained.
3. Electric interconnections shall meet county code, including having engineered plans (by an engineered licensed in the State of Utah), with said plans meeting the current building code cycle, and all plans must be approved by the County Building Official, or their designee.
4. The designee of the Emergency Management Department shall approve the plans and siting of the structures involved in this solar power plant for Wildland-Urban Interface compliance, and send a copy of their written approval to the Planning Division, prior to operation.
5. The applicant shall consult with the appropriate state agencies, and provide to local and state agencies the following prior to operation: a decommissioning plan, a grading permit, all building permits, and other site and development plans.
6. If lease agreements are entered into, they must be put into place prior to commencing construction.
7. The applicant is required to resubmit substation or transmission line plans to the Planning Commission and a conditional use permit hearing opened for the new plan's consideration, if said plans are ever needed.
8. All road approach permits required by the Duchesne County Road Department shall be approved and in place prior to operation.
9. The proposal shall meet requirements in the Duchesne County Transportation Master Plan.
10. All permits required with TriCounty Health shall be approved prior to operation.

Recommended to the Planning Commission this day, April 2, 2026, by

Duchesne County Zoning Administrator



Mike Gottfredson AICP
Deputy Director of Community Development

ENERGENCE UTAH, LLC
WELLS DRAW ENERGY, LLC
NATURAL GAS POWER GENERATION
DEVELOPEMENT
PROJECT NARRATIVE

March 10, 2026

Project #: 2509-064

Prepared by:



Jones & DeMille
Engineering

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1.800.748.5275

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1. EXECUTIVE SUMMARY

Energence Utah, LLC is proposing the construction of a 400-MW natural gas power plant with 800–1,600 MWh of energy storage approximately 8.5 miles southwest of Myton, Utah. The project will utilize about 200 acres within a larger 609-acre area along Wells Draw Road and north of BLM Fence Road.

Construction is targeted to begin in 2027, with a planned operational life of at least 50 years. The facility is designed to support a nearby data center also being developed by Energence Utah, while maintaining the ability to export excess energy and import power as needed via planned interconnections with Deseret Power and PacifiCorp through Moon Lake Electric Association as a retail electric provider. The selected site avoids residences, sensitive viewsheds, parks, and cultural resources. Existing drainage channels and mild terrain will be managed through compliant stormwater and grading practices to minimize erosion and flood risks.

The project represents an estimated \$1 billion investment, with 20–30% expected to be spent locally on construction labor, services, and materials, providing several hundred construction jobs and 10–20 long-term operational positions. Once operational, the project is expected to generate approximately \$7 million annually in real and personal property taxes. Utility planning emphasizes low water use, with some of the process water sourced as reuse water from Wasatch Energy Management. The facility will include full perimeter security, noise compliance measures, and spill prevention protocols. While the site lies within the general range of several sensitive species, no habitats have been identified within project boundaries. Traffic impacts will be temporary during construction, with limited operational traffic primarily from O&M personnel. Overall, the project is designed to provide reliable energy support for the region's growing infrastructure while minimizing environmental and community impacts.

2. GENERAL

Energence Utah, LLC (Energence Utah) is planning to construct a 400 MW natural gas power plant with 800-1,600 MWh of power storage located approximately 8.5 miles southwest of Myton, Utah. This power plant is anticipated to be constructed on a parcel with an area of approximately 200 acres. This document outlines the plans for this development.

2.1. LOCATION AND EXISTING ZONING

This power plant is planned to be constructed approximately 8.5 miles southwest of Myton, Utah on parcels located to the west of Wells Draw Road and north of BLM Fence Road. The parcels leased by Wells Draw Energy LLC have a combined area of 609.04 acres.

The parcels that will be used for the construction of the power plant are as shown in Table 1. These parcels are shown on the site plan in Appendix A:

Table 1. Project Parcels

Parcel ID
00-0009-7448
00-0009-7646

The nearest parcel containing a residence is located approximately 2.13 miles northeast of the power plant at the nearest point see Sheet OWN-01, Appendix A.

2.2. SCHEDULE AND PROJECT LIFE

Energence Utah plans to begin construction of the project in 2027 though exact construction dates are currently unavailable. This facility is planned to be operated for a minimum of 50 years.

2.3. BUYERS AND MARKETS

Energence Utah intends for this development to supply energy for a separately planned data center which will be constructed by Energence Utah adjacent to the power plant site. This data center will consume a significant amount of the energy produced by the natural gas plant. Energence Utah also plans to connect to Deseret Power approximately 3.5 miles east of the intersection of SR-87 and SR-35, north of the project site, and to and to the PacifiCorp Gateway South transmission line approximately 5.8 miles east of Wells Draw Road with Moon Lake Electric Association acting as the retail power provider (See sheet Appendix D). This will allow Energence Utah to export power to PacifiCorp and Deseret Power at times when excess energy is produced, and to receive power from PacifiCorp and Deseret Power during times of low production.

3. SITING CONSIDERATIONS

In selecting a site, Energence Utah acquired parcels which are removed from inhabitants and are not encumbered by nearby county or state parks, historic trails, or special management areas. There are also no prominent viewsheds or known archeological sites that would be impacted by the construction of this development.

3.1. WATER, SOIL, AND EROSION

There are existing ephemeral channels that pass through and drain the existing site. Energence Utah plans to avoid building within portions of these channels which may be reasonably expected to flood during storm events. Existing slopes within the project site are generally mild and stable with risk of landslides being low.

Energence Utah plans to construct site storm drainage in accordance with Duchesne County and Industry Standards

4. SITE DEVELOPMENT PLANS

4.1. SITE LAYOUT

See Appendix B for site development plans.

4.2. UTILITIES

Energence Utah is committed to maximizing positive benefits for the community while minimizing any potential negative impacts. Energence Utah is acutely aware of the sensitivity of Duchesne County and its residents regarding water and power resources.

Culinary water utilities for this development are planned to be provided and delivered through existing utilities to the Pleasant Valley area, where Energence Utah will extend existing infrastructure to service the development. Culinary water will only be used to service O&M personnel and landscaping, meaning that use will be low.

Energence Utah plans to obtain process water for power generation from Wasatch Energy Management. This water is planned to be reuse water. No other water needs are anticipated.

Energence Utah plans to utilize septic systems to handle on site wastewater. Energence Utah will work with Tri-County Health Department to ensure that on-site facilities are built in compliance with relevant regulations.

Energence Utah will produce all needed power on site, except when the plant is inactive. During this time, power from Deseret Power and PacifiCorp through Moon Lake Electric Association will be used.

5. ANALYSIS OF ECONOMIC BENEFITS

This project will cost approximately \$1 Billion, 20-30% of this is expected to be spent on local labor, equipment rental, construction services, fuel, food, and lodging. During the construction phases, this project will employ several hundred workers at its peak. For operation 10-20 will be employed long term.

This project is anticipated to produce approximately \$7 million in real and personal property taxes per year.

6. SAFETY/ACCESS

At full buildout, Energence Utah intends to comply with county ordinances by installing security fencing around the entire development. This fencing will include Knox Boxes and keys at locked entrances for emergency access. Appropriate warning signage will be placed at entrances and along the perimeter of the security fence.

7. VISUAL IMPACTS, APPEARANCE, AND SCENIC VIEWSHEDS

Energence Utah will take reasonable steps to limit any negative visual impacts of the development.

8. WILDLIFE HABITAT AREAS AND MIGRATION PATTERNS

The chosen site development location is located within the range of the following threatened or endangered species:

- Western Yellow Billed Cuckoo
- Bald and Golden Eagles
- Monarch Butterflies
- Sclerocactus Species

While the chosen site is within the range of these species, there are currently no known individuals or habitats within the development extents.

9. SOLID AND HAZARDOUS WASTE

Energence Utah plans to utilize local sanitation services for removal of solid waste during operation.

This power plant will require small amounts of oil and fuel on site, mainly in the form of transformers, lubricants, and maintenance supplies. Standard spill control measures for the site will include secondary containment, spill kits, staff training, and procedures for cleanup and reporting. Any spills are expected to be minor, quickly contained, and easily managed.

10. HEIGHT RESTRICTIONS AND FAA HAZARD REVIEW

This development is not within any applicable airport overlay zoning areas.

11. TRANSPORTATION PLAN FOR CONSTRUCTION AND OPERATION PHASES

The main intended route for traffic for the construction and operation of this development will be as shown in Appendix E.

Traffic is expected to peak during construction and will consist of approximately 25 trucks per day during operation, traffic will be limited to O&M personnel.

12. PUBLIC SAFETY

There are no known hazards to the public safety associated with this development.

13. NOISE LIMITATION

Energence Utah plans to comply with Duchesne County Code Section 8-1-9-19 and the Duchesne County Nuisance Ordinance, subsection 3-1-4-G.

APPENDIX A. OWNERSHIP AND PARCEL

F

E

D

C

B

A

1 2 3 4 5 6 7 8

1 2 3 4 5 6 7 8



NEAREST PARCEL CONTAINING RESIDENCE

11249.99'

WELLS DRAW ROAD

BLM FENCE ROAD

MOON KENNETH ALTON
TRUSTEE
00-0009-7455

VAIBHAV SHREE LLC
00-0009-7430

VAIBHAV SHREE
LLC
00-0009-7448

VAIBHAV SHREE LLC
00-0009-6341

REWATER LLC
00-0035-0095

REWATER LLC
00-0035-0097

BUREAU OF LAND
MANAGEMENT

VAIBHAV SHREE LLC
00-0009-7646

DEVELOPMENT BOUNDARY

ENERGENCE UTAH,
LLC

WELLS DRAW DATA
AND POWER
DEVELOPMENT

JDE No. 2509-064

SUBMITTAL
REVIEW - NOT FOR
CONSTRUCTION

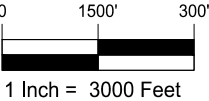
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800.748.5275



OWNERSHIP AND PARCELS

OWN-01

APPENDIX B. SITE LAYOUT

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1 2 3 4 5 6 7 8



SECURITY FENCE

50' BUFFER MIN
FOR ALL FEATURES

PARKING FACILITIES

NATURAL GAS
COMBUSTION
EQUIPMENT

PROCESS WATER
RESERVOIR / STORM
WATER RESERVOIR
(APPROX 3.6 ACRE-FT)

ENERGY STORAGE
BUILDING

PARKING
FACILITIES

SITE ROADS

SECURITY BUILDING /
GATE HOUSE

BLM FENCE ROAD

ENERGENCE UTAH,
LLC

WELLS DRAW DATA
AND POWER
DEVELOPMENT

JDE No. 2509-064

SUBMITTAL
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CONSTRUCTION

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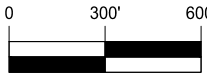
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1 Inch = 600 Feet



SITE PLAN

SP-01

APPENDIX C. UTILITY LAYOUT

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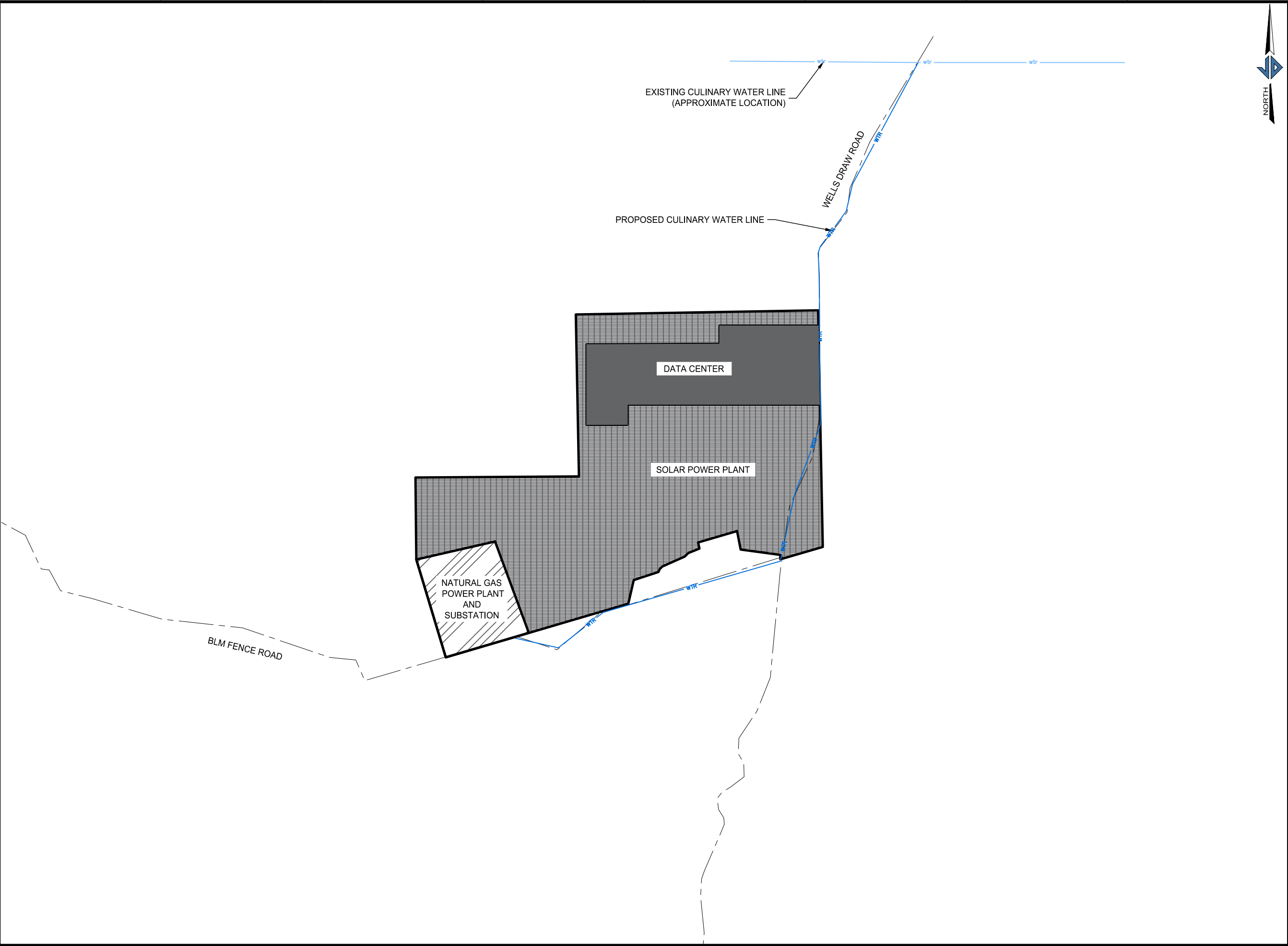
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LLC

WELLS DRAW DATA
AND POWER
DEVELOPMENT

JDE No. 2509-064

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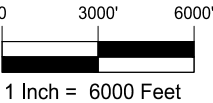
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UTILITY PLAN

UP-01

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WELLS DRAW DATA
AND POWER
DEVELOPMENT

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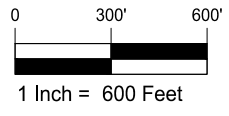
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UTILITY PLAN

UT-02



APPENDIX D. POWER LINE ROUTES



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WELLS DRAW DATA
AND POWER
DEVELOPMENT

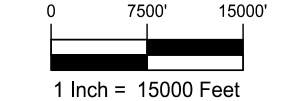
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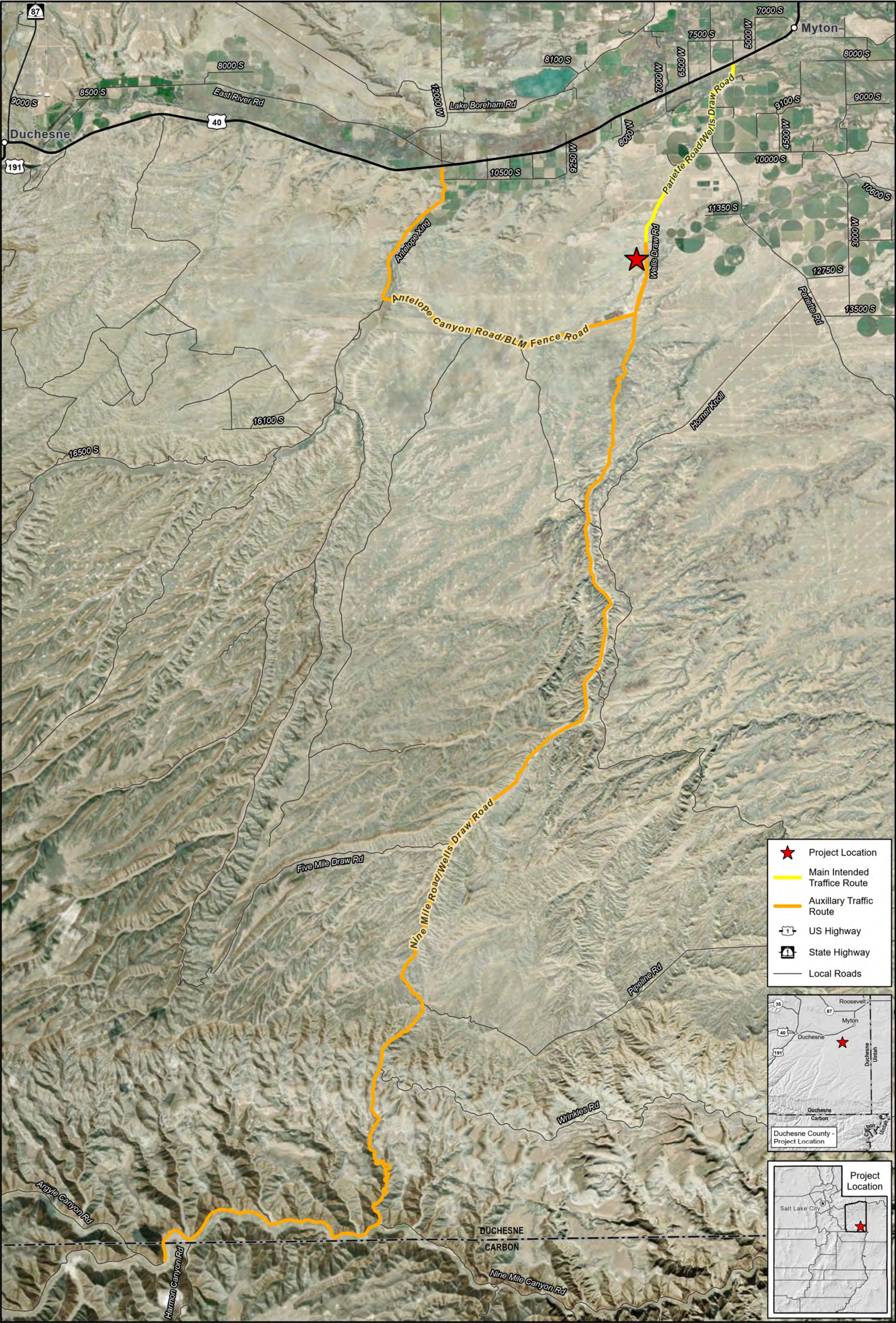
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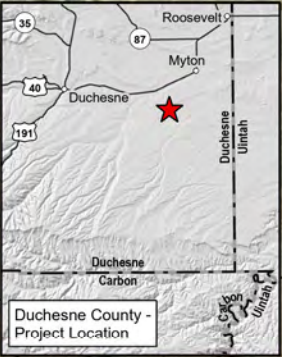
CONNECTION TO
ELECTRICAL POWER
INFRASTRUCTURE
EPP-01

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APPENDIX E. SITE ACCESS PLAN



- ★ Project Location
- Main Intended Traffic Route
- Auxiliary Traffic Route
- US Highway
- State Highway
- Local Roads



**Jones & DeMille
Engineering**

ENERGENCE UTAH, LLC

**Duchesne County,
Utah**

**Wells Draw Conditional Use Permitting
Project Location Overview**

Map Name: H:\2509-064\GIS\Projects\2509-064_Design\2509-064_Design.aprx - Elio Energy - Wells Draw Permitting - Project Location Overview 11x17P
Project Number: 2509-064 Drawn by: JEM 03-25 Last Edit: 03/05/2026

Scale: 1" = 2 miles