



FINDINGS REPORT FOR THE WELLS DRAW ENERGY, LLC SOLAR 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>	8 parcels totaling under a net 1,600 acres southeast of Bridgeland and southwest of the South Myton Bench, in Sections 19, 20, 30, and 29, T4S R2W, and Section 25, 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 Energence Utah LLC proposes to develop and operate a solar power plant operation off of Wells Draw Road, southeast of Bridgeland and southwest of the South Myton Bench area. This net-1,300-acre project is one of three conditional use permits proposed by Energence Utah LLC to power a data center located in the same project area. Solar power generation, collection, and storage would occur on eight (8) parcels shown in Table 1. While the data center would also be located on two of the eight parcels in the project area, the solar power plant would be permitted, developed, and operated in tandem with a natural gas power plant, not included in this land use application review. Solar power plants are allowed in the A-5 Agriculture Zoning District with a conditional use permit.

Parcels Included in Proposal

Parcel	Acreage
00-0027-8311	480.32
00-0009-5871	160.00
00-0034-9496	238.44
00-0009-5947	81.56
00-0009-7448	595.52
00-0009-6341	386.63
00-0034-9497	95.53
00-0009-7646	13.52
TOTAL: 2051.52	
less Data Center site: 404.91	
NET TOTAL: 1576.52	

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 solar 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 2,000+ total acres included in this solar 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.

8-9-15-3: SOLAR POWER PLANTS REGULATIONS AND DESIGN STANDARDS:

All solar power plants shall comply with the following minimum regulations and design standards.

- A. Permitted Locations: A solar power plant that complies with the provisions of this section may be permitted as described in section 8-6-1, "Table Of Uses", of this title.

The solar power plant complies with Section 8-6-1 "Table of Uses."

B. Design Standards:

1. Minimum Lot Size: No concentrated solar thermal power plant shall be erected on any lot less than forty (40) acres in size. No photovoltaic solar power plant shall be erected on any lot less than five (5) acres in size.
2. Maximum Height: The maximum height for all structures shall be established through the conditional use permit process, provided a structure height of thirty feet (30') or less shall always be permitted.
3. Setbacks: Solar power plant structures shall be set back from all property lines and public road rights-of-way at least thirty feet (30'), or one and one-half (1 ½) times the height of the structure, whichever is greater. In addition, solar power plant structures must be located at least one hundred feet (100') or one and one-half (1 ½) times the height of the structure from all existing residences, whichever is greater. Additional setbacks may be required to mitigate noise and glare impacts, or to provide for designated road or utility corridors, as identified through the review process.
4. Safety And Access: An appropriate security/livestock fence (height and material to be established through the conditional use permit process) shall be placed around the perimeter of the solar power plant. Knox boxes and keys shall be provided at locked entrances for emergency personnel access. Appropriate warning signage, including emergency contact information, shall be placed at the entrance and along the perimeter of the solar power plant project.
5. Noise: No operating solar power plant shall produce noise that exceeds any of the following limitations. Adequate setbacks shall be provided to ensure compliance with these limitations.
 - a. Fifty (50) dBA, as measured at the property line of any neighboring residence;
 - b. Forty-five (45) dBA, as measured at any existing neighboring residence between the hours of nine o'clock (9:00) P.M. and seven o'clock (7:00) A.M.
 - c. Sixty (60) dBA, as measured at the property lines of the project boundary, unless the owner of the affected property and the Planning Commission agree to a higher noise level, as follows.
 - d. The owner of a neighboring property that would otherwise be protected by the noise limitations above may voluntarily agree, in writing, to a higher noise level. Any such agreement must specifically state the noise standard being modified, the extent of the modification, and be in the form of a legally binding contract or easement between the landowner (including assignees in interest) and the solar power plant developer, effective for the life of the project. Notwithstanding any such voluntary agreement between the affected landowner and the solar

power plant developer, the agreement shall only be effective and reflected in the County's authorization of the project when it has been reviewed and determined acceptable to the County. The County shall consider the likely impacts and consequences of the modified noise limit requested, based on the specific circumstances of the situation, in determining whether to accept the agreement. Any such noise agreement must be submitted with the conditional use permit application and if authorized by the County, must be filed with the County Recorder upon issuance of the conditional use permit.

6. Visual Appearance:
 - a. Solar power plant buildings and accessory structures shall, to the extent reasonably possible, use materials, colors, and textures that will blend the facility into the existing environment.
 - b. Appropriate landscaping and/or screening materials may be required to help screen the solar power plant and accessory structures from major roads and neighboring residences.
 - c. No solar power plant tower or other tall structure associated with a solar power plant shall be lighted unless required by the Federal Aviation Administration (FAA). When lighting is required by FAA, it shall be the red, intermittent, glowing-style, rather than the white, strobe-style, unless disclosed and justified through the application review process. Aircraft sensor systems to turn the lights on only when low-flying aircraft are in the area may be required.
 - d. Lighting of the solar power plant and accessory structures shall be limited to the minimum necessary and full cut-off lighting (e.g., dark sky compliant) may be required when determined necessary to mitigate visual impacts.
 - e. No solar power plant shall produce glare that would constitute a nuisance to occupants of neighboring properties or persons traveling neighboring roads.
7. Electrical Interconnections: All electrical interconnection and distribution lines within the project boundary shall be underground, unless determined otherwise by the Planning Commission because of severe environmental constraints (e.g., wetlands, cliffs, hard bedrock). An exception to this standard may be granted by the Planning Commission for power lines that leave the project or are within the substation. All electrical interconnections and distribution components must comply with all applicable codes and public utility requirements.
8. Fire Protection: All solar power plants shall have a defensible space for fire protection in accordance with the Duchesne County Wildland-Urban Interface Code.

This proposal meets minimum parcel size requirements. No proposed structure is over thirty (30) feet tall. No structures here proposed are within one hundred (100) feet of any existing structure. Mitigation is required to prevent glare to traffic on any roadway around or within the solar power plant field. A livestock fence is in place for at least part of the property. Verification of livestock fence and warnings with contact information should be verified before operation. Nothing proposed exceeds any of the noise limits outlined in county code. Any noise created through construction or operation that exceeds the limits allowed herein. The visual appearance of the solar power plant will comply with requirements as proposed, providing glare is mitigated. Electrical interconnections were not addressed directly in the proposal but must comply with requirements in County code. The proposal for this facility commits to following the Wildland-Urban Interface code.

- C. Local, State and Federal Permits: A solar power plant shall be required to obtain all necessary permits from the Utah Department of Environmental Quality (including the Utah Division of Air Quality and the Utah Division of Water Quality), the Utah Department of Energy and applicable County and Federal permits.

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No permit from the Utah Department of Environmental Quality or Utah Office of Energy Development was submitted with this proposal. State code requires consultation with the State prior to operation of a solar power plant¹, a decommissioning plan², and a conditional use permit be obtained before construction³. Also required are a grading permit, a building permit, and other required site and development plans⁴.

- D. Agreements/Easements: If the land on which the project is proposed is to be leased, rather than owned by the solar energy development company, all property within the project boundary must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the project. All necessary leases, easements, or other agreements between the solar development company and the affected parties must be in place prior to commencing construction, unless specified otherwise in the conditional use permit.

No known lease agreements were submitted as part of this proposal. If lease agreements are entered into, they must be put into place prior to commencing construction.

E. Permit Applications:

1. An application for a conditional use permit to establish a solar power plant shall include a complete description of the project and documentation to sufficiently demonstrate that the requirements set forth in this section 8-9-15 will be met. The Land Use Authority may require any information or supporting documentation reasonably necessary to determine compliance with this section.
2. It is preferred that any related plans for substations or transmission lines be considered in conjunction with the conditional use permit application for the solar power plant; however, if the details of those improvements are not available at the time of application for the solar power plant, they shall be considered later and the conditional use permit hearing re-opened. At a minimum, the intended route for connecting to the power grid and the alternative locations of any substation shall be disclosed with the application for the solar power plant.
3. Due to the complexity of large-scale solar power plant projects, the County may require a development agreement or other appropriate instrument to address taxing, land use, property assessment, and other issues related to the project. For example, the County is interested in preventing large tax shifts that may otherwise be incurred by County residents each year a centrally-assessed solar power plant is depreciated; therefore, cooperation to establish an agreement for payment in lieu of taxes (PILT), or other acceptable solution, may be necessary. A development agreement may be required as a condition of the permit, and must be approved by the County Commissioners prior to commencing construction.

This solar power plant is described in detail in the proposal. No plans for substations or transmission lines are included in this proposal. The applicant is required to resubmit those plans to the Planning Commission and a conditional use permit hearing opened for the new plan's consideration. The intended route for connecting to the power grid is included in the proposal. As of this findings report, the County Commission

¹ State Code 54-17-1203

² State Code 54-17-1204

³ State Code 54-17-1204 (2)

⁴ State Code 54-17-1205

has not yet relayed their intention for or against a development agreement offsetting adverse impacts of this proposal.

- F. Provisions For Conditional Use Permit Review: Following the provisions of chapter 13 of this title, additional or more thorough consideration shall be given to the following as the County determines whether the project should be approved, denied, or conditionally approved:
1. Project Rationale: Project rationale, including estimated construction schedule, project life, phasing, and likely buyers or markets for the generated energy.
 2. Siting Considerations: Siting considerations, such as avoiding areas/locations with a high potential for biological conflict such as wilderness study areas, areas of environmental concern, County and State parks, historic trails, special management areas or important wildlife habitat or corridors; avoiding visual corridors that are prominent scenic viewsheds, or scenic areas designated by the County; avoiding areas of erodible slopes and soils, where concerns for water quality, landslide, severe erosion, or high storm runoff potential have been identified; and, avoiding known sensitive historical, cultural or archeological resources.
 3. Site Development Plans: The applicant shall submit a site development plan, which identifies all existing and proposed structures; setbacks; access routes; proposed road improvements; any existing inhabitable structures and residentially zoned lots within one-quarter (1/4) mile of a photovoltaic solar project or one-half (1/2) mile of a concentrated solar project; existing utilities, pipelines, and transmission lines; proposed utility lines; utility and maintenance structures; existing topographic contours; existing and proposed drainage ways; proposed grading; areas of natural vegetation removal; revegetation areas and methods; dust and erosion control; any floodplains or wetlands; and other relevant items identified by the County staff or Planning Commission. All plans shall be drawn at an appropriate scale.
 4. Analysis Of Local Economic Benefits: Analysis of local economic benefits, describing estimated: project cost, generated taxes, percent of construction dollars to be spent locally, and the number of local construction and permanent jobs.
 5. Visual Impacts, Appearance, And Scenic Viewsheds: Potential visual impacts may be caused by components of the project such as mirrors, solar towers, cooling towers, steam plumes, above ground electrical lines, accessory structures, access roads, utility trenches and installations, and alteration of vegetation. Those projects that are within a sensitive viewshed, utilize reflective components (e.g., exposed mirrors), or that propose structures taller than thirty feet (30') must provide a viewshed analysis of the project, including visual simulations of the planned structures and analysis of potential glare impacts. The number of visual simulations shall be sufficient to provide adequate analysis of the visual impacts of the proposal, which shall be from no less than four (4) vantage points that together provide a view from all sides of the project. More visually sensitive proposals (e.g., solar power towers or exposed mirrors in sensitive viewsheds) may require analysis from significantly more vantage points, such as different distances and sensitive locations. The Planning Commission may also require a Zone of Theoretical Visibility/Zone of Visual Impact (ZVI) Analysis, which is a three hundred sixty degree (360°) computer analysis to map the lands within a defined radius of a location that would likely be able to see an object. Significant visual impacts that cannot be adequately mitigated are grounds for denial.
 6. Wildlife Habitat Areas and Migration Patterns: Specifically include information on any use of the site by endangered or threatened species and whether the project is in a biologically significant area. If

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threatened or endangered species exist in the area, consultation with the United States Fish and Wildlife Service (USFWS) will be necessary.

7. Environmental Analysis: In the absence of a required State or Federal agency environmental review for the project (e.g., NEPA), the Planning Commission may require an analysis of impacts to historic, cultural and archaeological resources, soil erosion (water and wind), flora, and water quality and water supply in the area, when there is reason to believe that adverse impacts to such resources may occur.
8. Solid Waste or Hazardous Waste: As applicable, the application must include plans for the spill prevention, clean-up, and disposal of fuels, oils, and hazardous wastes, as well as collection methods for solid waste generated by the project.
9. Height Restrictions and FAA Hazard Review: Compliance with any applicable airport overlay zoning requirements and the ability to comply with FAA regulations pertaining to hazards to air navigation must be demonstrated.
10. Transportation Plan For Construction And Operation Phases: Indicate by description and map what roads the project will utilize during the construction and operation/maintenance phases of the project, along with their existing surfacing and condition. Specify any new roads and proposed upgrades or improvements needed to the existing road system to serve the project (both the construction and O&M periods). Identify needed bridges, culverts, livestock fence crossings (gates and cattle guards). Also identify all areas where modification of the topography is anticipated (cutting/filling) to construct or improve the roadways. Address road improvement, restoration or maintenance needs associated with the construction, ongoing maintenance/repair and potential dismantling of the project. Provide projected traffic counts for the construction period, broken down by the general type/size of vehicles, and identify approximately how many trips will have oversized or overweight loads. If significant impacts to the transportation system are anticipated, the County may require financial guarantees to ensure proper repair/restoration of roadways or other infrastructure damaged or degraded during construction or dismantling of the project. In such case, the "before" conditions of the roadways and other infrastructure must be documented through appropriate methods such as videos, photos, and written records, to provide a proper reference for restoration.
11. Public Safety: Identify and address any known or suspected potential hazards to adjacent properties, public roadways, communities, aviation, etc., that may be created by the project.
12. Noise Limitations: Submit sufficient information regarding noise, so as to demonstrate compliance with subsection B5 of this section.
13. Decommissioning Plan: Describe the decommissioning and final land reclamation plan to be followed after the anticipated useful life, or abandonment, or termination of the project, including evidence of proposed financial commitments (such as bonding or letters of credit) with affected parties (County, any lessor or property owner, etc.) that ensure proper final reclamation of the solar energy project. Among other things, revegetation and road repair activities shall be addressed in the plan.
14. Other: Other probable and significant impacts, as identified through the review process. (Ord. 18-365, 6-11-2018)

The project proposal includes project rationale, siting considerations, site development plans, and an analysis of local economic benefits. For visual impacts, glare must be mitigated, especially from surrounding roadways. Wildlife habitat areas, environmental analysis, solid/hazardous waste, and height restrictions are also included in the proposal. Minimal adverse effects due to transportation impacts are to be found in the proposal. Public safety and noise is also addressed in the proposal. A full decommissioning plan is included, along with a commitment in the proposal to adhere to Wildland-Urban Interface code. Compliance with WUI at all times is required, and approval of the plan as outlined and as constructed by the

local authority over WUI is required. This written approval shall be submitted to the Duchesne County Planning Division when completed.

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 solar power plant operation, as described, with the following conditions:

1. A business license be obtained and maintained for the duration of the operation.
2. All glare shall be mitigated to cause minimal impact on surrounding roadways, specifically along the Wells Draw Road and County Road 31. This includes using appropriate landscaping and/or screening materials Failure to mitigate glare shall result the immediate revocation of this conditional use permit.
3. A livestock fence with warnings and contact information shall be constructed prior to operation and always maintained.
4. Solar power plant buildings and accessory structures shall use materials, colors, and textures that will blend the facility into the existing environment to the extent reasonably possible.
5. 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.
6. 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.
7. Per State Code 54-17-1200, 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.
8. If lease agreements are entered into, they must be put into place prior to commencing construction.
9. 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.

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

Duchesne County Zoning Administrator

A handwritten signature in blue ink, reading "m gottfredson", is written over a horizontal line.

Mike Gottfredson AICP
Deputy Director of Community Development

ENERGENCE UTAH, LLC
WELLS DRAW ENERGY, LLC
WELLS DRAW SOLAR POWER PLANT

PROJECT NARRATIVE

March 10, 2026

Project #: 2509-064

Prepared by:



**Jones & DeMille
Engineering**

www.jonesanddemille.com
1.800.748.5275

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Table 1. Project Parcels..... A-2

1. EXECUTIVE SUMMARY

Energence Utah, LLC is proposing a 333-MW solar power plant on roughly 1,300 acres southwest of Myton, Utah. The project site was selected to minimize impacts to residences, environmental resources, and scenic views, with the nearest home located about 6,000 feet away. The facility will supply power to a planned adjacent data center. Construction is expected to begin in 2027, and the facility is planned for a 50-year operational life.

The project represents a \$450–\$500 million investment, with a substantial portion expected to benefit the local economy through labor, equipment rental, lodging, and services. Peak construction will employ several hundred workers, with 5–10 long-term operational staff. The development will incorporate security fencing, limited-height structures under 30 feet, noise levels below 50 dBA, and standard spill-prevention protocols. Although the site lies within the range of several sensitive species, no habitats are known to Energence Utah within project boundaries. Utilities will rely on existing regional infrastructure, and long-term environmental impacts are expected to be minimal.

2. GENERAL

Energence Utah, LLC (Energence Utah) is planning to construct a 333 MW solar power plant approximately 7.6 miles southwest of Myton, Utah. This photovoltaic power plant is anticipated to be constructed on contiguous parcels with a combined area of 1301.56 acres.

Energence Utah intends to conform with the Duchesne County General Plan and Duchesne County Ordinances. While not exhaustive, this document aims to provide an overview of the project such that the general scope, intentions, and impact of the project can be clearly understood.

2.1. LOCATION AND EXISTING ZONING

This power plant is planned to be constructed approximately 7.6 miles southwest of Myton, Utah on contiguous parcels located to the west of, and abutting Wells Draw Road. The parts of these parcels that will be utilized in this project have a combined area of approximately 1301.56 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 on sheet OWN-01 in Appendix A:

Table 1. Project Parcels

Parcel ID
00-0027-8311
00-0009-5871
00-0034-9496
00-0009-5947
00-0009-7448
00-0009-6341
00-0034-9497
00-0009-7646

The nearest parcel containing a residence is located over 6,000 ft northeast of the power plant at the nearest point see 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 solar power plant site. This data center will consume all energy produced by the solar power plant.

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.

4. SITE DEVELOPMENT PLANS

4.1. SITE LAYOUT

See Sheet 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 is 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. 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 Moon Lake Electric Association will be used.

See Appendix C for utility layouts.

4.3. PARKING

Parking requirements for this use are not provided in Duchesne County Code Chapter 12. Energence Utah anticipates that 5-10 individuals will be employed full-time at this development, and plans to provide approximately 20 parking spaces.

5. ANALYSIS OF ECONOMIC BENEFITS

This project will cost approximately \$450-\$500 million, 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, 5-10 individuals will be employed long term.

This project is anticipated to produce approximately \$4.2 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 not construct any structures as part of the solar power plant that utilize exposed mirrors or will exceed 30 feet in height.

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, Energence Utah is not aware of any individuals or habitats within the development extents.

9. SOLID AND HAZARDOUS WASTE

Solid waste removal for the site will be very minor following construction; mostly small amounts of solid waste from operations and maintenance. Energence Utah plans to utilize local sanitation services for removal of solid waste during construction and operation.

Photovoltaic power plants require small amounts of oil and fuel on site, mainly in the form of transformers 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.

Expected traffic amounts for this development will include heavy trucks to transport construction materials and equipment. During the peak of construction, 25 trucks per day are anticipated. During the operation phase, most traffic will be comprised of passenger vehicles and pickup trucks driven by O&M staff.

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 all applicable county ordinances regarding noise. The nearest residential property is located approximately 6,000 feet from the planned development at the nearest point. Due to the nature of solar power plants, it is highly unlikely that any additional measurable noise will be introduced to neighboring residents by this development.

14. DECOMMISSIONING PLAN

See Appendix F for decommissioning plan.

15. URBAN WILDLAND INTERFACE CODE

Energence Utah will abide by the Urban Wildland Interface Code as it applies to this development.

APPENDIX A. PARCELS AND OWNERSHIP

F

E

D

C

B

A

1 2 3 4 5 6 7 8



WELLS DRAW ROAD

NEAREST PARCEL CONTAINING RESIDENCE

6683.24'

VAIBHAV SHREE LLC
00-0009-5863

VAIBHAV SHREE LLC
00-0027-8295

VAIBHAV
SHREE LLC
00-0009-5822

MOON FAMILY FARM LLC
00-0009-5905

MOON FAMILY FARM LLC
00-0009-5905

DEEP CREEK INVESTMENTS LLC
00-0009-5913

DEEP CREEK INVESTMENTS LLC
00-0009-5921

VAIBHAV SHREE LLC
00-0009-5947

DEEP CREEK INVESTMENTS LLC
00-0009-6325

VAIBHAV SHREE LLC
00-0009-6333

VAIBHAV SHREE LLC
00-0034-9497

WATER RECOVERY LLC
00-0035-0176

WATER RECOVERY LLC
00-0035-0175

BUREAU OF LAND
MANAGEMENT

VAIBHAV SHREE
LLC
00-0009-6341

VAIBHAV SHREE
LLC
00-0009-7448

MOON KENNETH ALTON
TRUSTEE
00-0009-7455

REWATER LLC
00-0035-0095

VAIBHAV SHREE LLC
00-0009-7646

VAIBHAV SHREE LLC
00-0009-7430

INTERNAL BOUNDARY

DEVELOPMENT BOUNDARY

BLM FENCE ROAD

ENERGENCE UTAH,
LLC

WELLS DRAW DATA
AND POWER
DEVELOPMENT

JDE No. 2509-064

SUBMITTAL
REVIEW - NOT FOR
CONSTRUCTION

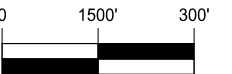
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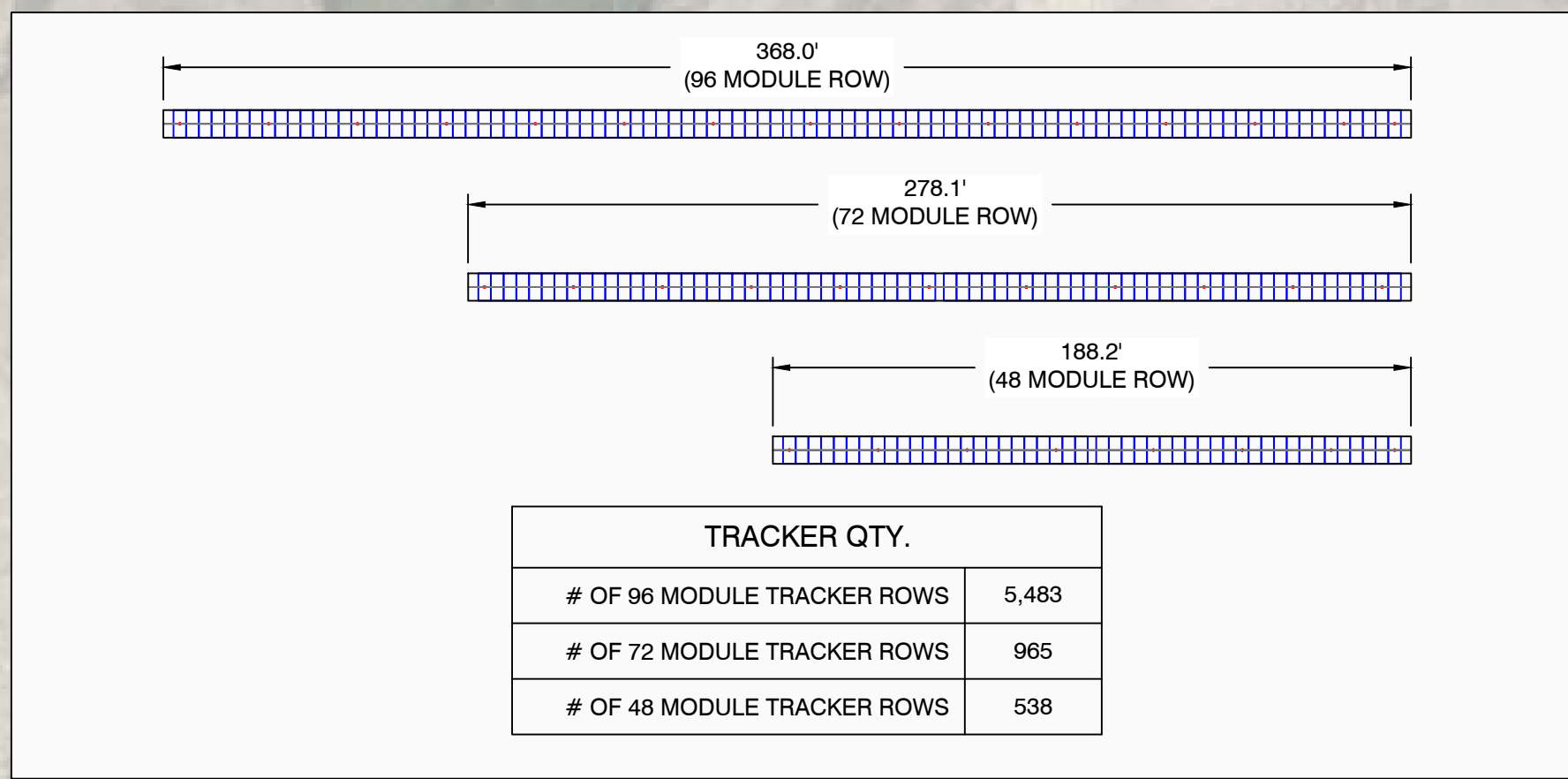


OWNERSHIP AND PARCELS

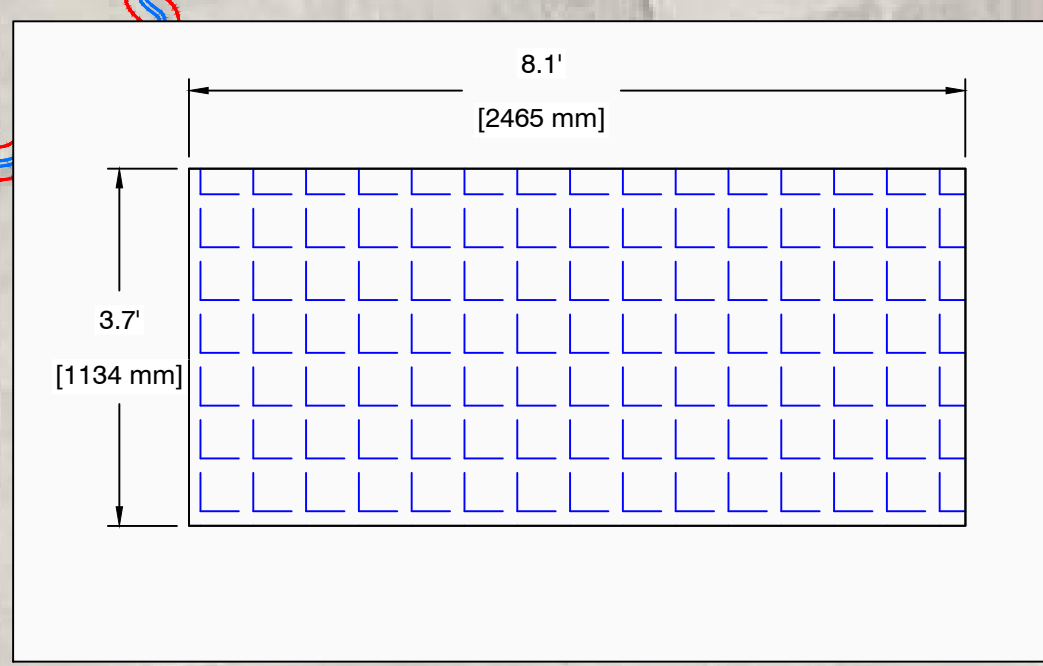
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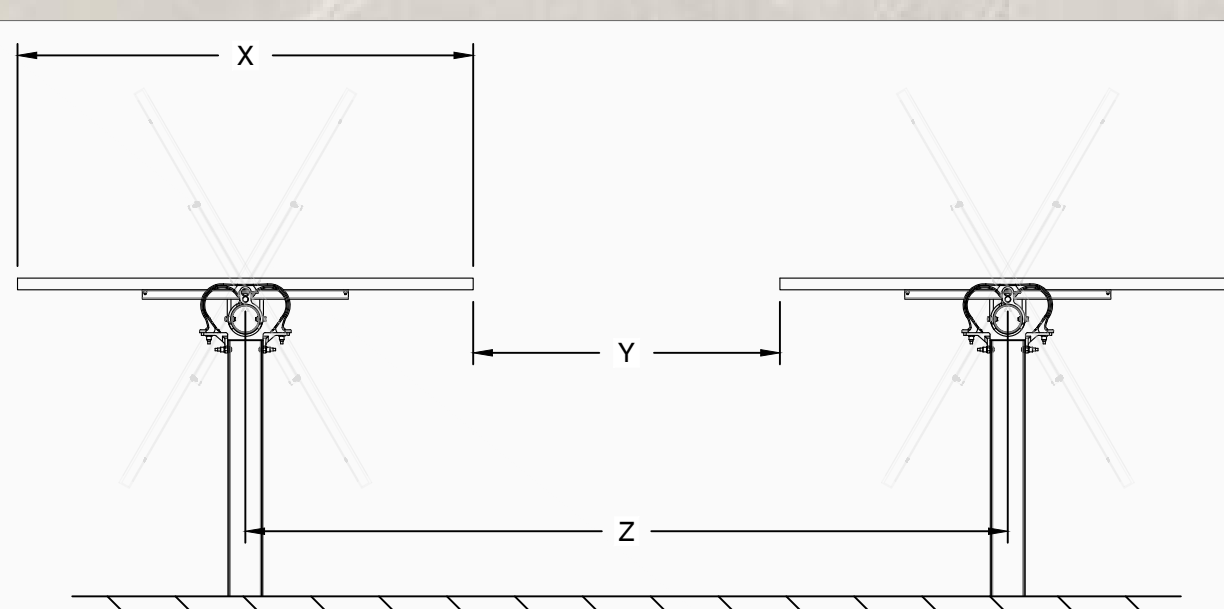
APPENDIX B. SITE LAYOUT



2 TYP. TRACKER ROWS
G-101 Scale: NTS



3 ET 640W MODULE DIMENSION
G-101 Scale: NTS

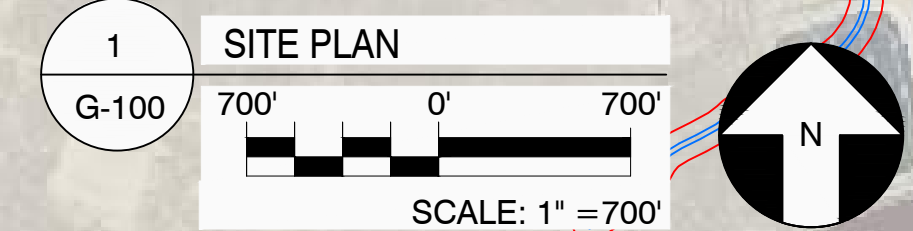
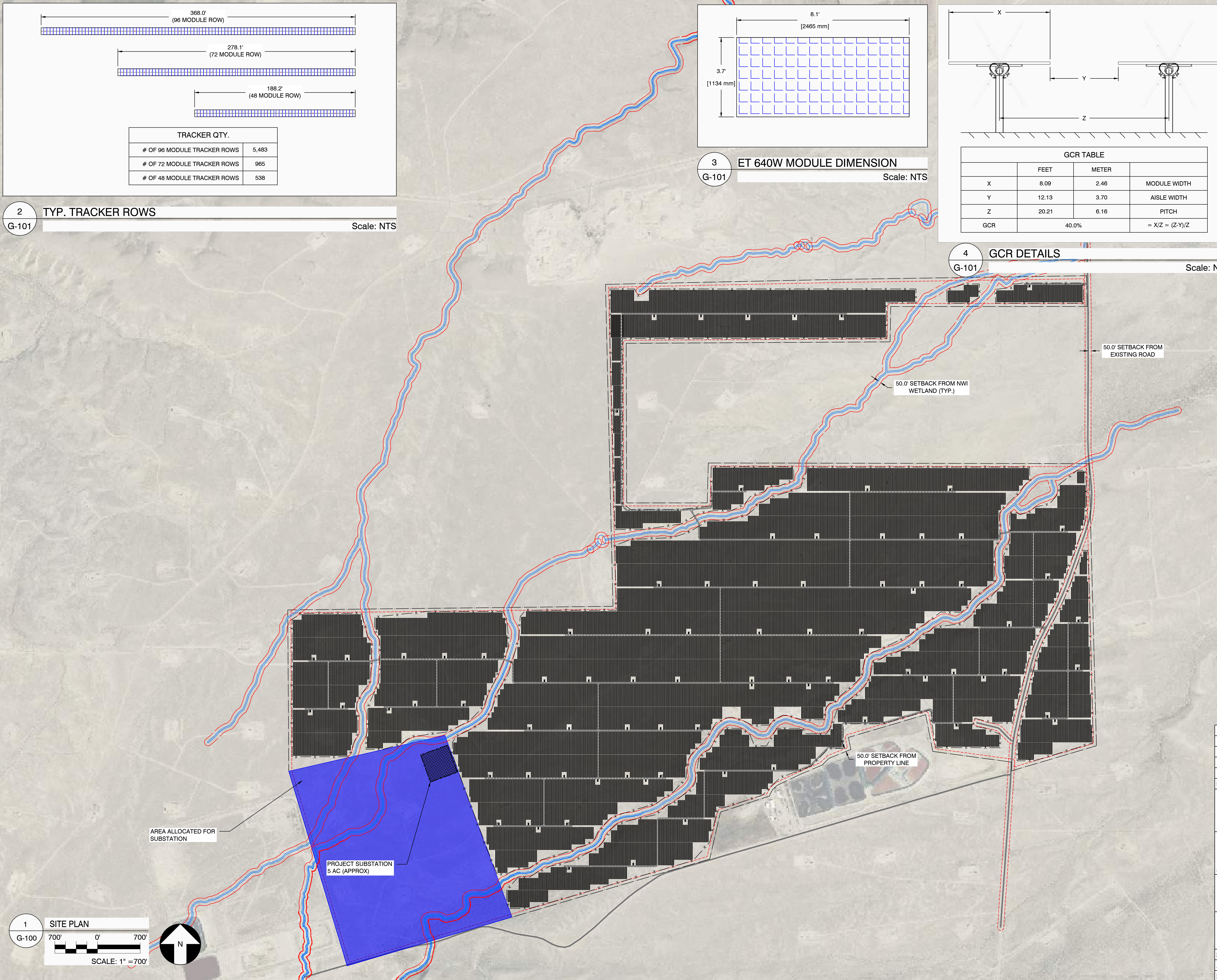


GCR TABLE			
	FEET	METER	
X	8.09	2.46	MODULE WIDTH
Y	12.13	3.70	aisle width
Z	20.21	6.16	PITCH
GCR	40.0%		= X/Z = (Z-Y)/Z

4 GCR DETAILS
G-101 Scale: NTS

PV SYSTEM	
SYSTEM SIZE DC	397,870.08 kW
SYSTEM SIZE AC (POI)	333,000.00 kW
SYSTEM SIZE AC (NAMEPLATE)	365,200.00 kW
DC/AC RATIO	1.19
MODULE MANUFACTURER	ELITE SOLAR
MODULE MODEL	ET-N778TBH640GL
MODULE RATING	640 W
TOTAL MODULE QTY	621,672
MODULES PER STRING	24
TOTAL NO. OF STRINGS	25,903
PV INVERTER MODEL	SUNGROW
PV INVERTER RATING	4,400 kW
PV INVERTER QTY	83
STEP-UP TRANSFORMER	(83) 4400KVA, ***KV/600V
RACKING TYPE	SINGLE AXIS TRACKER (SAT)
RACKING MANUFACTURER	ATI
TILT	±52°
AZIMUTH	180°
FENCED AREA	1,301.56 Ac

LEGEND	
	96 MODULE SAT ROW
	72 MODULE SAT ROW
	48 MODULE SAT ROW
	POWER STATION EQUIPMENT PAD
	PROPERTY LINE
	(N) PROJECT SITE SECURITY FENCE
	20' GRAVEL ACCESS ROAD
	SETBACK
	NWI WETLAND
	(E) PUBLIC ROAD



PRELIMINARY
NOT FOR
CONSTRUCTION

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APPENDIX C. UTILITY LAYOUT

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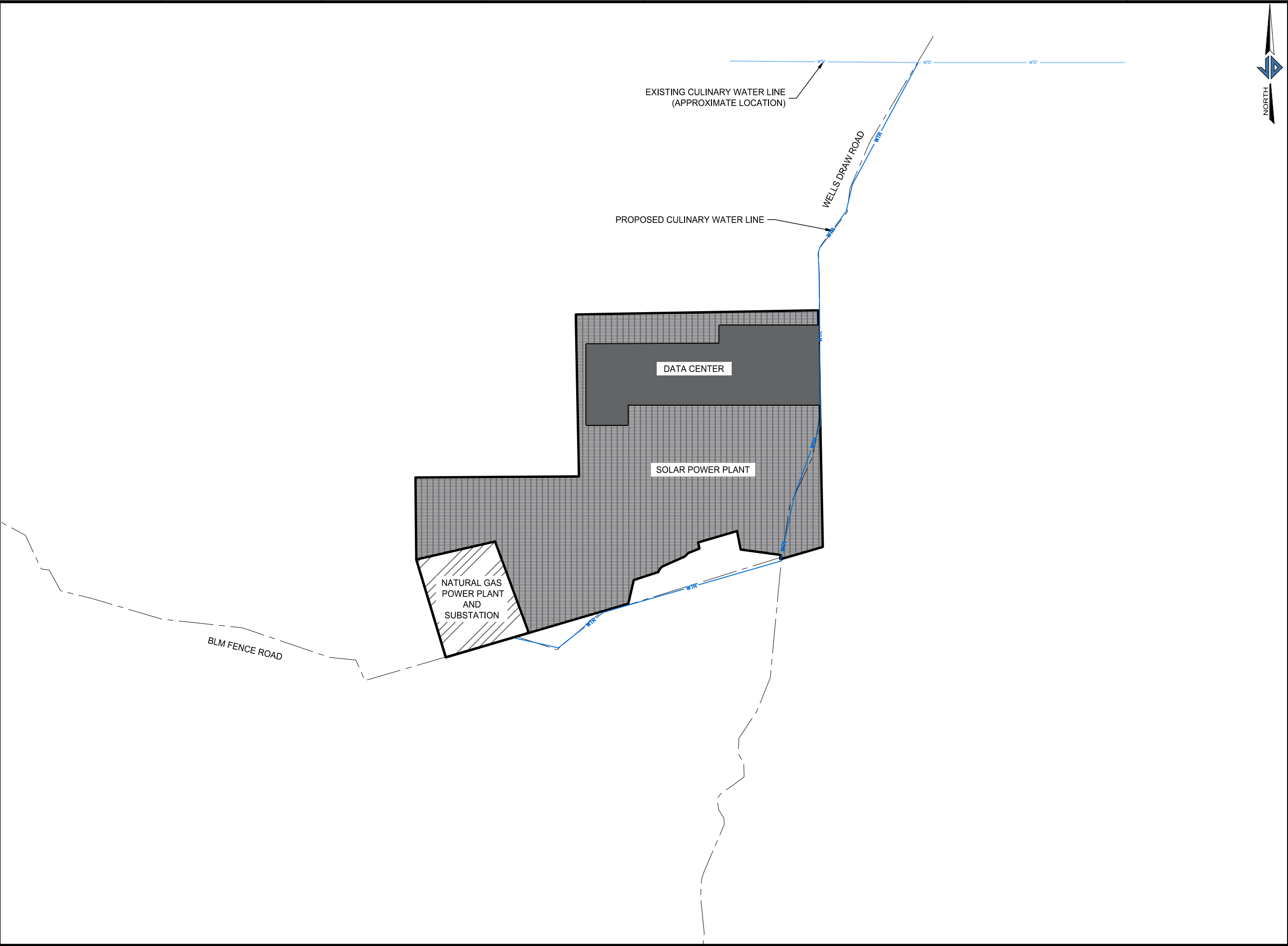
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1 2 3 4 5 6 7 8



ENERGENCE UTAH,
LLC

WELLS DRAW DATA
AND POWER
DEVELOPMENT

JDE No. 2509-064

SUBMITTAL
REVIEW - NOT FOR
CONSTRUCTION

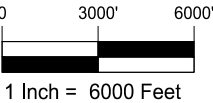
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UTILITY PLAN

UP-01

APPENDIX D. POWER LINE ROUTES



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WELLS DRAW DATA
AND POWER
DEVELOPMENT

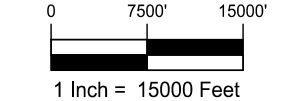
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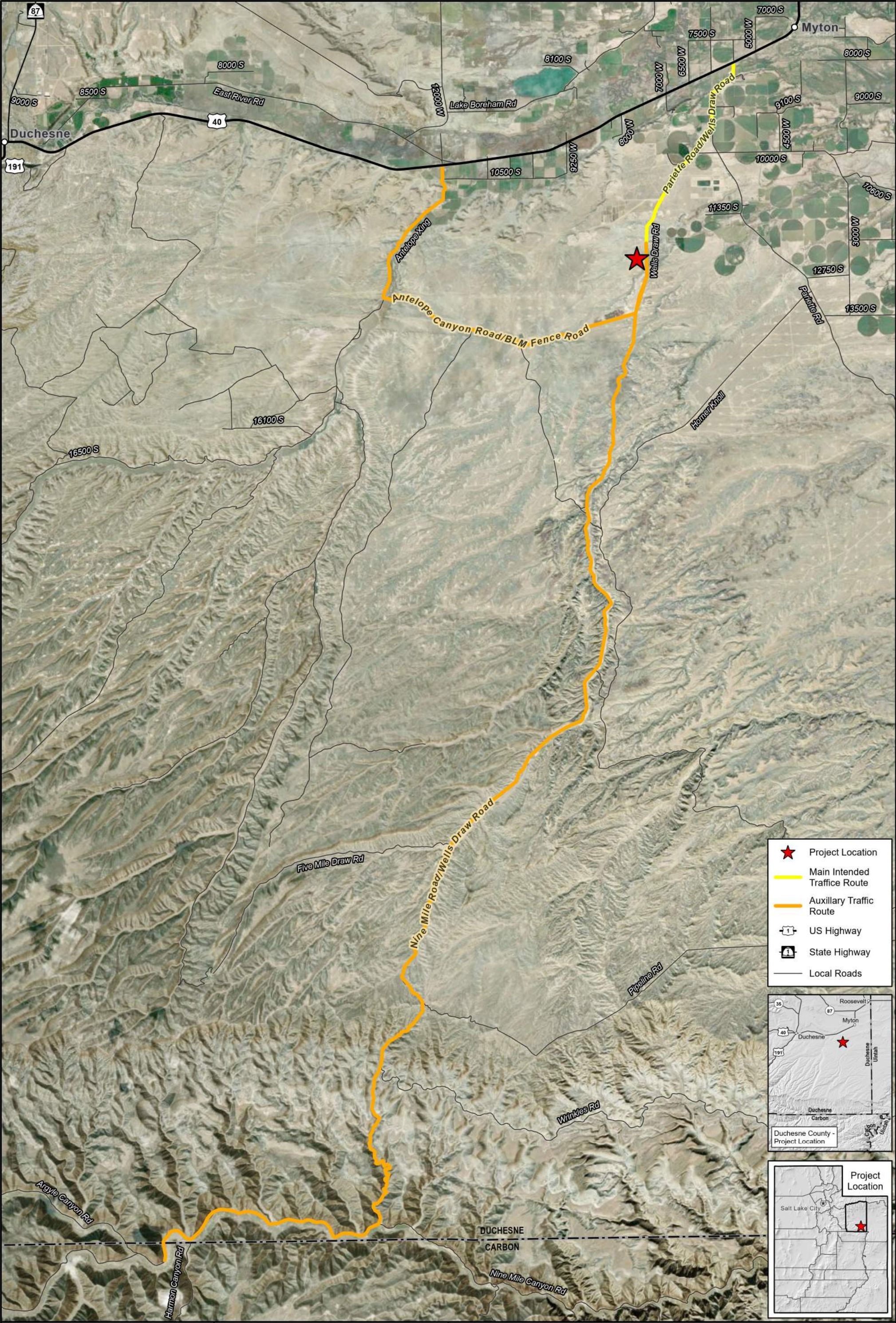
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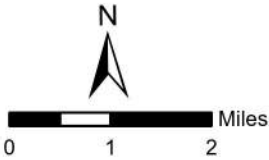


CONNECTION TO
ELECTRICAL POWER
INFRASTRUCTURE
EPP-01

APPENDIX E. SITE ACCESS PLAN



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



ENERGENCE UTAH, LLC			Duchesne County, Utah
Wells Draw Conditional Use Permitting Project Location Overview			Scale: 1" = 2 miles
Map Name: H:\2509-064\GIS\Projects\2509-064_Design\2509-064_Design.aprx - Elio Energy - Wells Draw Permitting - Project Location Overview 11x17P			1
Project Number: 2509-064			
Drawn by: JEM 03-25			Last Edit: 03/05/2026

APPENDIX F. DECOMMISSIONING PLAN

DECOMMISSIONING REPORT PLAN

Wells Draw Energy, LLC

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DECOMMISSIONING PLAN OVERVIEW	3
DECOMMISSIONING DURING CONSTRUCTION	3
DECOMMISSIONING AFTER CEASING OPERATION	3
DECOMMISSIONING THE GENERATION FACILITY	4
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2. ABOVE-GROUND DISMANTLING AND REMOVAL	4
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b. ACCESS ROAD	4
3. MEDIUM VOLTAGE OVERHEAD	4
4. BELOW GROUND STRUCTURES.....	5
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EXECUTIVE SUMMARY

The following Decommissioning Report for **Wells Draw Energy, LLC** (“the Project Owner/Operator”) provides an overview of all end of life activities during the decommissioning phase of the Project, as well as site restoration and disposal of waste.

Properly maintained solar modules have a minimum expected useful life of forty (40) years, with an operational life in excess of fifty (50) years or more by means of repowering. The operational life for this solar generating asset assumes decommissioning will commence upon the termination of the site lease with landowner.

Decommissioning services shall include but are not limited to removal of all perimeter fencing, any concrete materials, complete removal of all steel piling below grade, and removal of all metal structures (mounting racks and trackers), removing all PV modules, above- ground and underground cables, transformers, switchgear, inverters, fans, switch boxes, fixtures, and otherwise restoring the premises near to its original condition. If it is agreed upon with the landowner, the access road and medium voltage overhead equipment may be left in place for its continued use and a deduct shall be applied to the decommissioning costs found in **Section 8** below.

If the plant ceases operation for any time for more than one hundred and eighty (180) consecutive days for its intended use, the local jurisdiction shall have the right to deem the facility abandoned and shall require the Project Owner to submit a new application and inspection prior to recommencing operations.

The decommissioning of the project components will follow all applicable municipal, state and federal regulations and standards. Site safety shall be maintained during the decommissioning work.

The Project Owner will provide the necessary assurances that the decommissioning work is carried out in accordance with requirements as described in this report. This would include but not be limited to:

- Providing notification regarding the plans to continue or cease the operation of the proposed facility by the end of the power purchase agreement;
- Providing notification regarding the need for an application for amendment to keep the proposed facility in operation after the end of the power purchase agreement;
- Providing timelines for the start and completion of the decommissioning activities;
- Keeping this report updated to ensure that when required a portion of the facility which is not operational due to technical failure can be properly decommissioned;
- Providing site restoration measures that would ensure that the nutrient content of the soil is restored, if necessary and if required for agricultural purposes;
- Providing restoration of the site as close to a pre-construction state as feasible; and,
- Providing a decommissioning cost estimate as well as the methods for ensuring that the funds will be available for decommissioning and site restoration.

INTRODUCTION

Project Owner plans to build, own and operate a 333 MWAC single axis tracking array located in the county of Duchesne with local jurisdiction by Duchesne County Code Enforcement Department.

METHODOLOGY

The proposed Decommissioning Plan provides an overview of all activities during the decommissioning phase of the Project, as well as all activities related to the site restoration and managing excess materials and waste.

DECOMMISSIONING PLAN OVERVIEW

Properly maintained solar panels have minimum expected useful life of forty (40) years, with an operational life in excess of fifty (50) years or more through equipment replacement and repowering. The operational life for this solar generating asset assumes decommissioning will commence upon the termination of the site lease with landowner.

Decommissioning services shall include but are not limited to erosion control measures, removal of all perimeter fencing, any concrete materials, complete removal of all steel piling below grade, removal of all metal structures (mounting racks and trackers), removing all PV modules, above-ground and underground cables, transformers, switchgear, inverters, fans, panel boards, fixtures, and otherwise restoring the premises to its original condition. If it is agreed upon with the landowner, the access road and medium voltage overhead equipment may be left in place for its continued use.

DECOMMISSIONING DURING CONSTRUCTION

While not expected and considered to be extremely unlikely, if construction activities cease prior to facility completion, with no expectation of construction re-start, the local jurisdiction shall have the right to request the project initiate decommissioning and site restoration procedures described below and in accordance with all applicable regulations. Decommissioning activities such as removal of cables and access roads will be conducted in consultation with landowner.

DECOMMISSIONING AFTER CEASING OPERATION

If the operation of the solar generating asset ceases operation for more than one hundred and eighty (180) consecutive days, the project shall initiate decommissioning and site restoration procedures described below and in accordance with all applicable regulations. The Project Owner shall have ninety (90) days to perform the decommissioning work. No later than one hundred and twenty (120) days after closure, the Project Owner shall provide written documentation acceptable to Duchesne County Code Enforcement Department demonstrating that all material and equipment has been properly disposed of in accordance with municipal, state and federal requirements.

DECOMMISSIONING THE GENERATION FACILITY

1. EQUIPMENT DISMANTLING AND REMOVAL

The project components consist of numerous recyclable materials, including glass semiconductor material, steel, and wiring. When the project reaches the end of its operational life, the parts can be dismantled and recycled. All waste resulting from the decommissioning of the facility will be done and transported by a certified and licensed contractor and taken to a landfill/recycling facility. Modules set aside for repowering shall be palletized, shrink wrapped and prepared for shipment.

2. ABOVE-GROUND DISMANTLING AND REMOVAL

The below sequence for the removal of the components shall be used:

a. PV SITE

- Install erosion control measures;
- Disconnect PV facility from the utility power grid;
- Disconnect all above-ground wiring, cabling and electrical interconnections and recycle off- site by an approved recycling facility;
- Removal of concrete foundations (if required). Electric rooms and their foundations will be removed and recycled off- site by a concrete recycler;
- Remove and sort PV modules for repowering and ship balance to recycling facilities for recycling.
- Remove steel structures and ship to recycling facilities for recycling;
- Remove all waste;
- Remove the perimeter fence and signage and recycle off-site by an approved metal recycler.
- Disconnect Inverters, Transformers and ancillary equipment;
- Remove inverters, transformers, meters, fans, lighting fixture and other electrical components and recycle off- site by an approved recycler;
- Remove all waste.

b. ACCESS ROAD

- Consult with landowner to determine if access roads should be left in place for their continued use.
- If access road is deemed unnecessary, remove access road and restore access road location as near as practical to its original condition with decompaction, addition of native soils.

3. MEDIUM VOLTAGE OVERHEAD

- Consult with landowner to determine medium voltage overhead service to site should be left in place.
- If medium voltage service/POCC (Point of Common Coupling) is no longer useful/beneficial, project owner shall contact the serving electric utility to schedule for electrical disconnect. Power companies shall be responsible for removal of their overhead material and equipment decommissioning which includes the medium voltage pad mounted transformer inside the perimeter fence. Project Owner is responsible for coordinating efforts with the Power Company.

4. BELOW GROUND STRUCTURES

- Disconnect all underground cables, distribution and or transmission lines and recycle off-site by an approved recycling facility;
- Dig below grade and remove all steel PV racking materials and steel piling.

This decommissioning plan is based on current procedures and experience. These procedures may be subject to revision based on new experiences and requirements over time. It is recommended prior to acceptance of any revisions to decommissioning procedures to consult with a licensed and certified PE and General Contractor that has professional experience engineering and constructing solar generating assets.

5. SITE RESTORATION

Once all the solar panels and ancillary facilities are removed, the remaining work to complete the decommissioning of the project will consist of shaping and grading of the areas to as near as practicable to the original contour prior to construction of the PV modules and access roads.

All areas, including the access roads if required, will be restored as near as practical to their original condition with native soil.

Similar to the construction phase, soil erosion and sedimentation control measures will be re-instated during the decommissioning period and until the site is stabilized to mitigate erosion and silt/sediment runoff.

The access road will be left at landowner's requests or graded to restore terrain profiles (as much as possible). If removed, filter fabric will need to be bundled and disposed of in accordance with all applicable regulations. These areas will need to be backfilled and restored to meet existing grade. This material may come from existing long-term berm or stockpile which is highly recommended.

The decommissioning of the site will include returning the site to allow the total runoff from the site to be similar to pre-construction conditions.

6. DURATION FOR DECOMMISSIONING

The Wells Draw Solar project will take approximately 35 weeks to be decommissioned upon mobilization. Decommissioning of the facility requires favorable weather conditions. In addition, the decommissioning work should be timed to be favorable for site restoration.

7. MANAGING EXCESS MATERIAL WASTE

During the decommissioning phase, waste materials will be removed in accordance with applicable local requirements, at a minimum. However, it is the goal of Project Owner to recycle all project materials as much as possible and to work with local subcontractors and waste firms to segregate material to be recycled. As an example, since the mounting racks are made up of manufactured metal, it is anticipated that nearly 100% of the above grade metal Structures are salvageable.

Project Owner will be responsible for the logistics of collecting, repowering and recycling of PV modules and to minimize the potential for modules to be discarded as municipal waste. The module recycling program includes the glass and the encapsulated semiconductor material, which will be collected by Project Owners designated service provider and recycled either into new PV

modules or other products. We strongly recommend the Project Owner implement a repowering program for these modules as the project nears the end of its useful life.

8. DECOMMISSIONING COSTS

These costs will be summarized in the final decommissioning report

9. SALVAGE VALUES

These savings will be summarized in the final decommissioning report

10. NET SALVAGE VALUE

These savings will be summarized in the final decommissioning report

11. DECOMMISSIONING NOTIFICATION

The process for notification of decommissioning activities will follow the requirements of Duchesne County Code Enforcement Department along with state and federal regulations.

12. DECOMMISSIONING SECURITY

From our review of Wells Draw Solar LLC, we have found that the decommissioning costs exceed the net salvage value. It is our recommendation that in order to meet the requirements of the Duchesne County Ordinance under ARTICLE V. STANDARDS FOR SOLAR FARMS, decommissioning security shall be implemented with affected parties (County, or Property Owner etc.). Below are forms of security that we can recommend.

a. SURETY BOND

A Surety Bond be placed to cover the balance of the cost for decommissioning.

b. LOC

A Letter of Credit from a bank to cover the balance of the cost for decommissioning.

c. DECOMMISSIONING TRUST

A Decommissioning Trust fund that would accrue cash from payments made by the Developer or Project Owner over a term during the project's operational life, until the Fund has reached the set amount.

13. FINAL RECOMMENDATIONS

In review of the Duchesne County Ordinance, there are stipulations that are more restrictive and don't bring benefit to the site and local community. We have outlined a few recommendations below.

- Duration for removal be set to a calendar year instead of 90 days. This allows the Project Owner to select the best months for removal and restoration of the site to reestablish beautification.
- Additional time allows the Project Owner to prepare for redistribution of the solar modules for repowering to the state and local community.
- The additional time also gives the Project Owner an opportunity to source another off-taker of the Power which could extend the economic benefit to the County.

