

Ms. Thares,

It was nice meeting you at yesterday's hearing regarding the Fox Solar and Portage UUP applications. Thank you for sending all of the materials submitted during the hearing and a copy of the audio recording. I have provided a secure ShareFile link below. Please click on it to upload the documents (it will ask for your name and email address). If you have any questions, please call my assistant Terri at 406-457-2013, as I will be out of cell service for the afternoon.

[Click here](#) to upload files.

Wiley Barker

Crowley Fleck PLLP
DIRECT DIAL: 406-457-2039

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From: Thares, Nadine [<mailto:nthares@cascaedcountymt.gov>]
Sent: Monday, June 20, 2016 1:18 PM
To: Wiley Barker <wbarker@crowleyfleck.com>
Subject: FW: [Request ID :##3144##] : Problem with email attachments

From: Tech Support [<mailto:techsupport@cascaedcountymt.gov>]
Sent: Friday, June 17, 2016 1:58 PM
To: Thares, Nadine <nthares@cascaedcountymt.gov>
Subject: Re: [Request ID :##3144##] : Problem with email attachments

Nadine,

No, 322 MB is too large to even be compressed down to 10 MB. We will either need to FTP the file(s) over to the recipient (do they have a file server???) or copy the files to a USB drive (aka jump drive, thumb drive, pen drive) for sending through the postal service. This will not be something that can be e-mailed. Thanks!

--

Matthew Washington | Database and Applications Analyst | Cascade County IT
Phone: 1 (406) 454-6799 | Fax: 1 (406) 454-6797

Category : Internet

Description :

To All,

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Can it be put into a zipdrive or something for emailing purposes? It is 322 MB. The applicant said if it was too large, converting or shrinking it may work. I tried to attach it to this request, but you have a max size of 10MB.

This is a time sensitive problem & needs to be resolved ASAP.

User has problem with email attachments when receiving / sending emails with attachments.

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Thares, Nadine

From: Thares, Nadine
Sent: Monday, June 20, 2016 1:38 PM
To: 'Wiley Barker'
Subject: RE: [Request ID :##3144##] : Problem with email attachments

Just finish with the upload. Did you get it?

Nadine Thares
Admin. Assist.
Planning
Cascade County
121 4th Street North, STE 2H
Great Falls, MT 59401

406-454-6905

From: Wiley Barker [mailto:wbarker@crowleyfleck.com]
Sent: Monday, June 20, 2016 1:18 PM
To: Thares, Nadine <nthares@cascadecountymt.gov>
Subject: RE: [Request ID :##3144##] : Problem with email attachments

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Phone: 1 (406) 454-6799 | Fax: 1 (406) 454-6797

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From: Thares, Nadine
Sent: Monday, June 20, 2016 1:17 PM
To: Wiley Barker
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Thares, Nadine

From: Wiley Barker <wbarker@crowleyfleck.com>
Sent: Saturday, June 18, 2016 3:20 PM
To: Thares, Nadine
Cc: Mike Green
Subject: RE: sign in;

Thank you Ms. Thares. I'm sorry for the technical difficulties. I was out of the office on Friday. I sent a upload link via email, but it sounds like it did not work.

There was also a letter presented to the Board by Mr. Tim Wilkinson, who recused himself from the Board's decision. Would you send that as well?

I'll try contacting you Monday regarding the audio file.

Thank you again for your help.

Wiley Barker

Crowley Fleck PLLP
DIRECT DIAL: 406-457-2039

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-----Original Message-----

From: Thares, Nadine [mailto:nthares@cascadecountymt.gov]
Sent: Friday, June 17, 2016 3:38 PM
To: Wiley Barker <wbarker@crowleyfleck.com>
Subject: sign in;

Mr. Barker,

Attached is the sign in sheets for the meeting.

There are 2 names you may have trouble with, pg 3 - line 4 - Brian Spangler, DEQ, Helena, MT; pg 2 - line 4 - Leslie Vandeventer (?).

I can't find Leslie's name on the County tax records & the address is not in Cascade County.

Nadine Thares
Admin. Assist.
Planning
Cascade County
121 4th Street North, STE 2H
Great Falls, MT 59401

406-454-6905

Thares, Nadine

From: Thares, Nadine
Sent: Friday, June 17, 2016 3:38 PM
To: 'Wiley Barker'
Subject: sign in;
Attachments: sign in.pdf

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There are 2 names you may have trouble with, pg 3 - line 4 - Brian Spangler, DEQ, Helena, MT; pg 2 - line 4 - Leslie Vandeventer (?).

I can't find Leslie's name on the County tax records & the address is not in Cascade County.

Nadine Thares
Admin. Assist.
Planning
Cascade County
121 4th Street North, STE 2H
Great Falls, MT 59401

406-454-6905

Thares, Nadine

From: Thares, Nadine
Sent: Friday, June 17, 2016 2:26 PM
To: 'Wiley Barker'
Subject: FW: with email attachments

Mr. Barker,

Attached is the problem our office is having with sending the recorded minutes.
Our tech support people want to know if your company has a file server?

I called your company & spoke with staff, they were unable to reach your IT staff.

From: Tech Support [mailto:techsupport@cascadecountymt.gov]
Sent: Friday, June 17, 2016 1:58 PM
To: Thares, Nadine <nthares@cascadecountymt.gov>
Subject: Re: [Request ID :##3144##] : Problem with email attachments

Nadine,

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User has problem with email attachments when receiving / sending emails with attachments.

Thares, Nadine

From: Wiley Barker <wbarker@crowleyfleck.com>
Sent: Friday, June 17, 2016 1:54 PM
To: Thares, Nadine
Subject: Automatic reply: ZBOA -June 16, 2016

I am currently out of the office without access to email. I will return on Monday June 20 and return your message at that time.

Thank you,

Wiley Barker

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Thares, Nadine

From: Thares, Nadine
Sent: Friday, June 17, 2016 1:41 PM
To: 'wbarker@crowleyfleck.com'
Subject: ZBOA -June 16, 2016
Attachments: Ayrshire.pdf; Ayrshire photos.pdf

Wiley Barker
Crowley-Fleck, Attorneys
900 N. Last Chance Gulch
PO Box 797
Helena, MT 59601

Mr. Barker,

Please let me know if you receive this email.
I tried to send the recording of the meeting, but I get a non-delivery status.
I'll try the photos & petition against Ayrshire Dairy next.

Sincerely,
Nadine Thares
Admin. Assist.
Planning
Cascade County
121 4th Street North, STE 2H
Great Falls, MT 59401

406-454-6905

Thares, Nadine

From: Thares, Nadine
Sent: Friday, June 17, 2016 1:23 PM
To: 'wbarker@crowleyfleck.com'
Subject: ZBOA June 16, 2016
Attachments: June 16, 2016.MP3

Wiley Barker
Crowley-Fleck Attorneys
900 N. Last Chance Gulch, STE 200
PO Box 797
Helena, MT 59601

Mr. Barker,

Attached is the recording of the June 16, 2016 ZBOA meeting.
I will have to send attachments in several emails.

Thank you for attending the meeting.

Nadine Thares
Admin. Assist.
Planning
Cascade County
121 4th Street North, STE 2H
Great Falls, MT 59401

406-454-6905



Cascade County
Zoning Board Meeting
Sign-In Sheet

June 16, 2016

<u>PRINT NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Cheryl Rothert	57 Tropical Drive 677 59405	
Larry Hannah	4619 WILKINSON G.F.	
William FLESH	37 Dick Road	
Buzz Dickson	41 Dick Road	
Dwight Hobbs	85 Spring Tree Rd	
Joedy Lemer	3010 10th St. So. Fall 5	
Patrick L. Paul	4701 Huckleberry	
CHRIS GLOVER	7 SPRING RIDGE DR	
DARIN KITTLESON	5600 FOX FARM RD	
Darry Wilkinson	75 Spring Ridge Dr.	
Kelly Cabbage	2020 WINNEAVE HEN	
Jolene Scholp	300 Central Ave #406	
Chris Christians	600 36th St So	
Cindy Schroer Kohrt	915 33rd Ave S.	

ZBOA

SIGN-UP SHEET
COMMISSION MEETING

DATE: 16 Jun 16

COMMISSIONER CHAMBERS

PLEASE PRINT FULL NAME	ADDRESS	PLEASE SIGN FULL NAME
Harry Mitchell	4510 13th St So	Harry Mitchell
Edith M Etheridge	1135 33rd Ave S	Edith M Etheridge
James Etheridge	1135 33rd Ave S	James Etheridge
Leslie Vanderwerker	1114 So. David	Leslie Vanderwerker
Steve Gower	1101 33rd Ave S	Steve Gower
Ron Gerschman Ron Gerschman	1506 36th Ave NE	Ron Gerschman
Joan Turner	75 Spring Tree Rd	Joan Turner
Dave Parks	35 Wildcat Lane Cascade	Dave Parks
Mart Dolman	3016 Central 9F	Mart Dolman
Phyllis Wolden	5305 Winista Dr. DMA 1017	Phyllis Wolden
Amy I Berg Pickett	851 SE Kristin Way Medford	Amy Berg Pickett
Walter Parker	1011 Star Rd Helen	Walter Parker
Walter Jones	5300 Henrys Ln	Walter Jones
Kelly Parks	525 40th Ave S	Kelly Parks
Kate Stephens	525 40th Ave S	Kate Stephens
Vern Pankratz	5101 Flood Rd	Vern Pankratz
Jeffrey Webber	320 Lee St.	Jeffrey Webber
John Rosenbaum	1208 10th Ave no. 6F	John Rosenbaum
Anton Piger	8300 Fox Farm Rd	Anton Piger
Zach Grayson	2227 13th SW	Zach Grayson

Petition Against Solar Panel Farm – Public Hearing June 16, 2016

To: Cascade County Zoning Board, Planning Board and Cascade County Commissioners.

Petition Against Solar Panel on parcel #2452000 geo code: 3015-24-3-01-04-0000 also known as Ayrshire Dairy/ Harry Mitchell property south of 33rd Ave S, West of 13th ST S, north of 40th Ave S and east of property owners Kelly Parks, Maureen Newman and Cascade County.

Adjacent Neighbors to West of subject Ayrshire/Harry Mitchell Against Solar Panels:

NAME:	ADDRESS:	PHONE:	INITIALS:
Kelly Parks	525 40 th Ave S	788-6926	KP
Edith McHenry	1135 33 rd Ave S	727-5787	EM
James Etheridge	1135 33 rd Ave S	727-5787	JE
Nicole Thompson	925 33 rd Ave S	899-1115	NT
Dustin Thompson	925 33 rd Ave S	899-9198	DT
Paul Donnelly	705 33 rd Ave S	868-6157	PD
Mike Potter	701 33 rd Ave S	788-9447	MP
Tyler Jones	3721 Park View Dr	282-1663	TJ
Maureen Newman	626-40 th Ave S - City Hall	788-1616	MN

Adjacent Neighbors on 33rd Ave South Against Solar Panels:

NAME:	ADDRESS:	PHONE:	INITIALS:
Brad T. Kohut	915 33 rd Ave S	452-1019	BTK
Cindy Schirper-Kohut	915 33 rd Ave S	562-1119-8774	CSK
Elizabeth Walker	3021 Park View Dr S	406-781-4673	EW
Joedy Lemer	3010 10 th St S	406-799-4488	JL
Steve Gonzalez	1101 33 rd Ave S	788-3476	SG
Kelly Cabbage	2020 Wynn Ave Helena 59601	449-7131	KC

Petition Against Solar Panel Farm – Public Hearing June 16, 2016

To: Cascade County Zoning Board, Planning Board and Cascade County Commissioners.

Petition Against Solar Panel on parcel #2452000 also known as Ayrshire Dairy/ Harry Mitchell property south of 33rd Ave S, West of 13th ST S, north of 40th Ave S and east of property owners Kelly Parks, Maureen Newman and Cascade County.

Adjacent Neighbors East of subject Ayrshire/Harry Mitchell **Against** Solar Panels

NAME: ADDRESS: PHONE: INITIALS:

NAME:	ADDRESS:	PHONE:	INITIALS:

Neighbors in area of 40th Ave S, 13th ST and 33rd Ave S **Against** Solar Panels

NAME: ADDRESS: PHONE: INITIALS:

NAME:	ADDRESS:	PHONE:	INITIALS:

RECEIVED JUN 16 2016

Page 3 of 3



Received June 16, 2016



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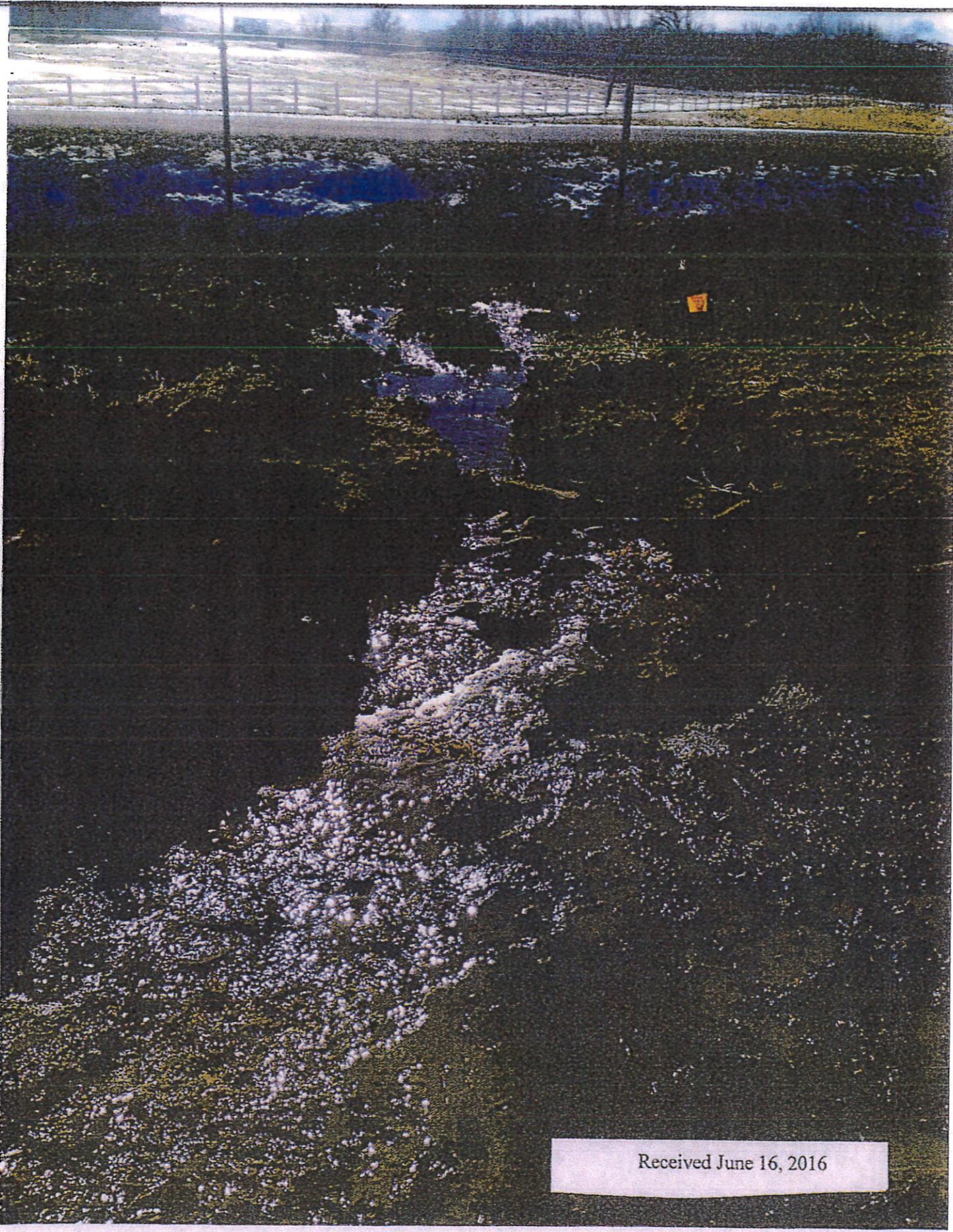
Received June 16, 2016



Received June 16, 2016



Received June 16, 2016



Received June 16, 2016



Received June 16, 2016

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Monday, June 20, 2016 1:15 PM
To: 'Amy Berg Pickett'
Subject: news paper article

Amy

The link to a local newspaper article. <http://www.greatfallstribune.com/story/opinion/guest-opinions/2016/06/20/solar-energy-creates-jobs-montana/86135848/>

Deen

Deen L. Pomeroy

Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Monday, June 20, 2016 11:22 AM
To: 'Amy Berg Pickett'
Subject: Proponents

Amy
Richard Liebert is one of the proponents and is on the Planning Board. This is not the Zoning Board of Adjustment. He has called and made suggestions for your presentation and I have tried to share some of that with you. I think that it would be better if I share his email with you and take myself out as the middle man. His email is wwranch@3rivers.net. Have a good day.
Deen

Deen L. Pomeroy
Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Friday, June 17, 2016 12:08 PM
To: 'Amy Berg Pickett'
Subject: FW: Primary Goals & Objectives from Growth Policy
Attachments: growthpolicy2014_goals and objectives.pdf

Amy

I have attached the sections of the growth policy that were not part of the application. I will call you after lunch.
Deen

From: Sims, Donald
Sent: Friday, June 17, 2016 11:41 AM
To: Pomeroy, Deen <dpomeroy@casadecountymt.gov>
Subject: Primary Goals & Objectives from Growth Policy

Don Sims

Cascade County Planner
121 4th St N, S 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

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Don Sims

Cascade County Planner
121 4th St N, S 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Thursday, June 16, 2016 2:09 PM
To: 'Amy Berg Pickett'
Cc: Conell, Susan
Subject: RE: For the record

Amy

Thank you for all of the information

I will make sure that it is put in the record. I will send you the part of the application that you did not receive as soon as possible.

Deen

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Thursday, June 16, 2016 11:53 AM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: For the record

Thank You!
Amy Berg Pickett
541-598-6868
bergpickett@ccrenew.com

Pomeroy, Deen

From: Amy Berg Pickett <bergpickett@ccrenew.com>
Sent: Thursday, June 16, 2016 8:27 AM
To: Pomeroy, Deen
Subject: Decommission
Attachments: Fox Solar Engineer's Opinion of Costs-Decommissioning (6-16-16).pdf

Deen

I would like to submit this to the record.

Thank You!
Amy Berg Pickett
541-598-6868
bergpickett@ccrenew.com

Fox Solar Facility
 5301 Flood Rd
 Great Falls, MT 59404
 6/16/2016



ENGINEER'S OPINION OF COSTS

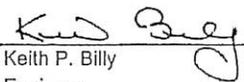
Estimated quantities and associated costs to decommission improvements as shown on the drawing entitled, "Fox Solar, LLC, 5301 Flood Rd, Great Falls, MT 59404, Zoning Site Plan", Sheet Z 1.0, prepared by Cypress Creek Renewables, last revised 5-19-16.

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Removal/Disposal					
1	Solar Module	14,000	Units	\$3.50	\$49,000.00
2	Inverter	2	Units	\$2,000.00	\$4,000.00
3	Transformer	2	Units	\$2,000.00	\$4,000.00
4	Racking Frame (Steel)	368	Units	\$100.00	\$36,842.11
5	Racking Post (Steel)	1,289	Units	\$7.25	\$9,348.68
6	Wire (Aluminum)	21,000	LF	\$0.50	\$10,500.00
7	Wire (Copper)	72,000	LF	\$0.25	\$18,000.00
8	Asphalt	0	SY	\$50.00	\$0.00
9	Concrete	42	CY	\$75.00	\$3,125.00
10	Gravel	185	CY	\$10.00	\$1,851.85
11	Chain Link Fence (6' high & barbed wire)	5,800	LF	\$5.00	\$29,000.00
Site Restoration					
12	Grading/Seeding/Mulching	48	AC	\$1,000.00	\$48,000.00
SubTotal					\$213,667.64
Salvage Value (alum, copper, and steel prices per scrapregister.com)					
US Region: West Coast					
Date of Pricing: 5/16/2016					
13	Solar Module	14,000	Units	\$10.00	\$140,000.00
14	Inverter	2	Units	\$2,500.00	\$5,000.00
15	Transformer	2	Units	\$2,000.00	\$4,000.00
16	Racking Frame (Steel)	332,132	LB	\$0.108	\$35,934.72
17	Racking Post (Steel)	139,263	LB	\$0.108	\$15,067.47
18	Wire (Aluminum)	10,485	LB	\$0.599	\$6,280.52
19	Wire (Copper)	2,261	LB	\$2.099	\$4,745.42
20	Chain Link Fence (6' high & barbed wire)	26,100	LB	\$0.108	\$2,823.87
SubTotal					\$213,851.99

NET COST OF DECOMMISSIONING **-\$184.35**

The above is an opinion of costs based upon the current cost of comparable work being paid to qualified contractors in the project area. I accept no liability or responsibility for any errors, omissions, or the adequacy of any amounts contained herein.

Cypress Creek Renewables


 Keith P. Billy
 Engineer

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, June 15, 2016 5:34 PM
To: 'Amy Berg Pickett'
Subject: RE: flood road site photos

Amy

I am the last person in the office and I was to leave 30 minutes ago but am finishing up a couple of small items.
Deen

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Wednesday, June 15, 2016 5:32 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: RE: flood road site photos

When could you ask her it is late in the day for you. We may want a little more flexibility in the design. I could submit anytime during the open record or hearing. Let me know and I will have it designed.

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com



CYPRESS CREEK
RENEWABLES

From: Pomeroy, Deen [mailto:dpomeroy@cascadecountymt.gov]
Sent: Wednesday, June 15, 2016 4:30 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Subject: RE: flood road site photos

Amy

That is a question for tomorrow with Susan.
Deen

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Wednesday, June 15, 2016 5:28 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: RE: flood road site photos

Deen

These are amazing thanks. The visuals will not be that impacting.

Also

Can I submit a slightly revised solar site plan for Portage before the hearing to include 5 more acres? Everything else would be exactly the same

Amy Berg Pickett

NW Zoning Manager | Outreach

Cypress Creek Renewables

2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701

(c) 541-598-6868 | bergpickett@ccrenew.com



CYPRESS CREEK
RENEWABLES

From: Pomeroy, Deen [<mailto:dpomeroy@cascoadecountymt.gov>]

Sent: Wednesday, June 15, 2016 4:21 PM

To: Amy Berg Pickett <bergpickett@ccrenew.com>

Subject: flood road site photos

Amy

These are the site photos for the flood road project.

Deen

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, June 15, 2016 5:30 PM
To: 'Amy Berg Pickett'
Subject: RE: flood road site photos

Amy
That is a question for tomorrow with Susan.
Deen

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Wednesday, June 15, 2016 5:28 PM
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Can I submit a slightly revised solar site plan for Portage before the hearing to include 5 more acres? Everything else would be exactly the same

Amy Berg Pickett
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From: Pomeroy, Deen [mailto:dpomeroy@cascadecountymt.gov]
Sent: Wednesday, June 15, 2016 4:21 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Subject: flood road site photos

Amy
These are the site photos for the flood road project.
Deen

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, June 15, 2016 5:21 PM
To: 'Amy Berg Pickett'
Subject: flood road site photos
Attachments: site photos.docx

Amy
These are the site photos for the flood road project.
Deen

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, June 15, 2016 5:05 PM
To: 'Amy Berg Pickett'
Subject: Pictures on portage site
Attachments: Pictures on site.docx

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, June 15, 2016 5:01 PM
To: 'Amy Berg Pickett'
Subject: FW: Proposed Flood Road Solar Farm

Amy
I think that this is the last one
Travel safely.
Deen

From: paula wilkinson [mailto:paularwilkinson@gmail.com]
Sent: Tuesday, June 14, 2016 12:34 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: Proposed Flood Road Solar Farm

Dear Mr. Pomeroy and Members of the Cascade County Planning Board,

I was just informed of the large solar farm that is being proposed on Flood Road. As the owner of several view lots in the immediate area, I want to express my strong opposition to this proposal.

I do not understand why this plan is proposed next to one of the nicest development areas in the entire Great Falls area. It seems there should be many more areas to place this farm that will not so negatively affect nearby residents.

Please take the area's land and home owners' interests into your consideration and vote NO on this proposal.

Sincerely,

Paula Wilkinson

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, June 15, 2016 4:59 PM
To: 'Amy Berg Pickett'
Subject: FW: solar panels off Flood Rd
Attachments: solar panels.pdf

Amy
I am going backwards in time
Deen

From: Lonnie Seim [mailto:llseim@gfmt.net]
Sent: Wednesday, June 15, 2016 3:32 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: Fwd: solar panels off Flood Rd

----- Forwarded Message -----
Subject: solar panels off Flood Rd
Date: Wed, 15 Jun 2016 11:22:29 -0600
From: Lonnie Seim <llseim@gfmt.net>
To: dpomeroy@cascadecounty.mt.gov

Dean: Please find attached a letter regarding the solar panels proposed to be placed across from my property.

I was told, since I can not be there Thursday at 9 a.m., so get this letter in your hands.

Any questions, you can reach me at 899-2757. Please let me know you received this e-mail.

Thank you for your time,

Scott Seim



Virus-free. www.avast.com

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Thursday, June 09, 2016 9:32 AM
To: 'Amy Berg Pickett'
Subject: RE: hearing
Attachments: Staff Report - UUP 1-5- Ayershire Dairy.docx; Staff Report - UUP 1-4- Pierce Properties.docx

Amy

I attached the two staff reports for the meetings next week. The locations are in the staff report. I have 2 calls on the Ayershire Dairy location and I will forward the concerns to you when I have responded to the calls as I was in the field all of yesterday.

Deen

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Wednesday, June 08, 2016 12:04 PM
To: Pomeroy, Deen <dpomeroy@casadecountymt.gov>
Subject: hearing

Deen

Where is the hearing going to be on June 16th, 2016 at 9am?

Get [Outlook for iOS](#)

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Thursday, June 09, 2016 1:40 PM
To: 'kelly@greatfallsrealty.com'
Cc: Conell, Susan
Subject: link to zoning regulations

Kelly

This is the link to the zoning regulations. <http://www.cascadecountymt.gov/doc/zoningregulations2016-draft.pdf>
Deen

Deen L. Pomeroy

Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

6:00 21st

Publish - 3-10-17

Paddock Club at

Expo Park - 400 3rd St NW

Great Falls-

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, June 08, 2016 3:52 PM
To: 'John Faulkner'
Subject: RE: solar power plants

Thanks John

I have been in the field all day. I will contact Rod Hall in the morning.

Deen

From: John Faulkner [mailto:john@flygtf.com]
Sent: Tuesday, June 07, 2016 6:27 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>; Rod Hall <rod@flygtf.com>
Subject: RE: solar power plants

Thanks Deen. Let me get you in contact with Rod Hall in our office. Rod can help them get a FAA 7460 filed to identify any conflicts. The form is accessible by Web searching FAA 7460 form.

Thanks
John

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Pomeroy, Deen" <dpomeroy@cascadecountymt.gov>
Date: 06/06/2016 3:53 PM (GMT-07:00)
To: John Faulkner <john@flygtf.com>
Subject: solar power plants

John
Susan Conell asked me to contact you about the two Solar Power Plants that I am working on. One is located off of 13th St S and 40th Ave S. I can send you a more detailed location if needed. The other is at 5401 Flood Road.
Deen

Deen L. Pomeroy

Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Sims, Donald

From: Sims, Donald
Sent: Wednesday, June 08, 2016 2:45 PM
To: 'Amy Berg Pickett'
Subject: RE: Great Falls Airport

Hi Amy, his name is John Faulkner. He wants us to make sure you submit a 7460 to the FAA. The airports' number is 406-727-3404, his email is john@flygtf.com

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Wednesday, June 08, 2016 2:25 PM
To: Sims, Donald <dsims@cascadecountymt.gov>
Subject: Great Falls Airport

Don

I am going to call the great falls international airport manager. Can you please give me his name again?

Thanks!

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com



Sims, Donald

From: Sims, Donald
Sent: Wednesday, June 08, 2016 1:49 PM
To: Amy Berg Pickett (bergpickett@ccrenew.com)
Subject: Location of ZBOA Public Hearing

The ZBOA public hearing is held in the Cascade County Commissioner's Chambers, the address is:
325 2nd Ave North, Room #111
Great Falls, MT 59401

Let me know if you need further details.

Sims, Donald

From: Sims, Donald
Sent: Monday, June 06, 2016 1:35 PM
To: 'Amy Berg Pickett'
Subject: RE: black eagle
Attachments: Cascade County Zoning Regulations_Industrial Setbacks.pdf

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Monday, June 06, 2016 12:43 PM
To: Sims, Donald <dsims@casadecountymt.gov>
Subject: black eagle

Don

Does the industrial zoned land have any setbacks from property boundaries?

Thanks!

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com



Sims, Donald

From: Amy Berg Pickett <bergpickett@ccrenew.com>
Sent: Thursday, June 02, 2016 3:13 PM
To: Sims, Donald
Cc: Pomeroy, Deen
Subject: Re: FYI - Reflection from Solar Panels

Specs are included in the package. If you need materials from manufacturers I can provide on Monday. We do not determine the exact technology until we do a very detailed production analysis. I will be bringing an engineer with me who does this work.

Let me know what you need?

Sent from my iPhone

On Jun 2, 2016, at 2:09 PM, Sims, Donald <dsims@cascadecountymt.gov> wrote:

Also, did your team determine what kind of solar panels are going to be used for the site? Can you send the specs to us?

Thanks, Don

From: Amy Berg Pickett [<mailto:bergpickett@ccrenew.com>]
Sent: Thursday, June 02, 2016 3:07 PM
To: Sims, Donald <dsims@cascadecountymt.gov>
Cc: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: Re: FYI - Reflection from Solar Panels

I will call him. Thank you we have a lot of academic work on reflectivity and clearance from FAA. I will try him tomorrow.

I really appreciate the heads up.

I will also provide you with any materials I send to him.

Sent from my iPhone

On Jun 2, 2016, at 2:04 PM, Sims, Donald <dsims@cascadecountymt.gov> wrote:

Amy & Deen,

I am doing a copy & paste on an email Susan Conell and I received from John Faulkner, the Director of Great Falls International Airport. He is concerned about possible reflectivity coming from panels. We would appreciate it if you could give Mr. Faulkner a call.

Here is the email:

From: Conell, Susan
Sent: Wednesday, May 25, 2016 4:36 PM
To: John Faulkner <john@flygtf.com>
Cc: Sims, Donald <d.sims@cascadecountymt.gov>
Subject: RE: Solar

Hi John,

We will be certain to have each applicant show us they have submitted a 7460 to the FAA prior to approval.

Thank you for the heads up.

Susan

From: John Faulkner [<mailto:john@flygtf.com>]
Sent: Tuesday, May 24, 2016 9:58 AM
To: Conell, Susan <sconell@cascadecountymt.gov>
Subject: Solar

Hi Susan:

The Airport and Airport Board were contacted by a concerned local pilot that says a solar plant is proposed below the airport on the west side of the river. I am not sure where they got this info.

If that location is being considered, we would just want to make sure the applicant submits a 7460 to the FAA early on so any concerns can be vetted. Reflectivity could be a concern in that area, but I think it could be mitigated. Having the location analyzed early would be key.

Best Regards,
John Faulkner
Airport Director
Great Falls International Airport

Don Sims

Cascade County Planner
121 4th St N, S 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, June 07, 2016 2:36 PM
To: 'Amy Berg Pickett'
Subject: Road Department

Amy

Rick Schutz is the road department person. His email is rschutz@cascaedcountymt.gov
Deen

Deen L. Pomeroy

Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Amy Berg Pickett <bergpickett@ccrenew.com>
Sent: Monday, June 06, 2016 1:29 PM
To: Pomeroy, Deen
Subject: RE: Business license
Attachments: Portage Solar, LLC_Articles of Organization_01.15.2016.pdf

Deen
The LLC for Portage.

The energy will be distributed into the grid from the solar farm and the substation to be used locally by customers' of NorthWestern Energy. The energy is local energy.

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com



From: Pomeroy, Deen [<mailto:dpomeroy@cascadecountymt.gov>]
Sent: Monday, June 06, 2016 12:15 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Subject: RE: Business license

Amy
Can you send me a copy of your LLC. That is all I will need for the meeting. Legal notices were in yesterday's Sunday paper. I have not received any comments as of yet. Do you know where the power is going that is being generated here?
Deen

From: Amy Berg Pickett [<mailto:bergpickett@ccrenew.com>]
Sent: Monday, June 06, 2016 12:45 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: RE: Business license

Deen
For our current developments we have an LLC with the Montana secretary of state. We also get final approval from the public utility commission for Montana before energy sales.

However we have not been required to get any business licenses.

Any comments from neighbors yet?

Thanks!

Amy

Amy Berg Pickett

NW Zoning Manager | Outreach

Cypress Creek Renewables

2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701

(c) 541-598-6868 | bergpickett@ccrenew.com



CYPRESS CREEK
RENEWABLES

From: Pomeroy, Deen [<mailto:dpomeroy@cascapecountymt.gov>]

Sent: Monday, June 06, 2016 10:38 AM

To: Amy Berg Pickett <bergpickett@ccrenew.com>

Subject: Business license

Amy

Does Portage Solar have to get or did get a Business License from the Montana Secretary of State Office.

Deen

Deen L. Pomeroy

Cascade County Planner

121 4th St N, Suite 2 H/I

Great Falls, MT 59401

Phone: 406-454-6905

Fax: 406-454-6919

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Monday, June 06, 2016 3:53 PM
To: 'john@flygtf.com'
Subject: solar power plants

John

Susan Conell asked me to contact you about the two Solar Power Plants that I am working on. One is located off of 13th St S and 40th Ave S. I can send you a more detailed location if needed. The other is at 5401 Flood Road.
Deen

Deen L. Pomeroy

Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
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Fax: 406-454-6919

Pomeroy, Deen

From: Amy Berg Pickett <bergpickett@ccrenew.com>
Sent: Thursday, June 02, 2016 3:07 PM
To: Sims, Donald
Cc: Pomeroy, Deen
Subject: Re: FYI - Reflection from Solar Panels

I will call him. Thank you we have a lot of academic work on reflectivity and clearance from FAA. I will try him tomorrow.

I really appreciate the heads up.

I will also provide you with any materials I send to him.

Sent from my iPhone

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Cc: Sims, Donald <dsims@cascaedcountymt.gov>
Subject: RE: Solar

Hi John,

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Thank you for the heads up.

Susan

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Subject: Solar

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Best Regards,
John Faulkner
Airport Director
Great Falls International Airport

Don Sims

Cascade County Planner
121 4th St N, S 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Thursday, June 02, 2016 1:10 PM
To: 'bergpickett@ccrenew.com'
Subject: mailing
Attachments: Mailing - Pierce & Cypress Crk.docx; Mailing - Ayrshire Dairy.docx

Amy
Mailing lists.
Deen

Deen L. Pomeroy

Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, May 31, 2016 11:27 AM
To: 'bergpickett@ccrenew.com'
Subject: UUP

Amy
The UUP will go before the Zoning Board of Adjustment on June 16, 2016 at 9:00 AM in the Commission Chambers. I will send you more information on the meeting and the applications.
Deen

Deen L. Pomeroy

Cascade County Planner
121 4th St N, Suite 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Pomeroy, Deen

From: Amy Berg Pickett <bergpickett@ccrenew.com>
Sent: Thursday, May 26, 2016 3:09 PM
To: Pomeroy, Deen
Subject: RE: Fox application executed

Sounds great! Reach out anytime via email or phone and I will get right back to you.

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701

(c) 541-598-6868 | bergpickett@ccrenew.com



From: Pomeroy, Deen [<mailto:dpomeroy@casadecountymt.gov>]
Sent: Thursday, May 26, 2016 1:30 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Subject: RE: Fox application executed

Amy

I will look through what was submitted as this just ended up my desk this afternoon. I will have a better idea after having a chance to review the submittal.

Deen

From: Amy Berg Pickett [<mailto:bergpickett@ccrenew.com>]
Sent: Thursday, May 26, 2016 1:47 PM
To: Sims, Donald <dsims@casadecountymt.gov>
Cc: Pomeroy, Deen <dpomeroy@casadecountymt.gov>
Subject: RE: Fox application executed

Dan

Thanks for the heads up. Deen let me know if you want to discuss anything.

Best Regards
Amy

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701

(c) 541-598-6868 | bergpickett@ccrenew.com


CYPRESS CREEK
RENEWABLES

From: Sims, Donald [<mailto:dsims@cascafero.mt.gov>]
Sent: Thursday, May 26, 2016 12:44 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Cc: Pomeroy, Deen <dpomeroy@cascafero.mt.gov>
Subject: RE: Fox application executed

Hi Amy,

FYI – we had a staff meeting today and re-arranged projects a little. Deen Pomeroy is going to be handling the UUPs. I will help him if need be, but he will be the lead planner. He is copied to the email (dpomeroy@cascafero.mt.gov), we only have the one phone number.

Don

From: Amy Berg Pickett [<mailto:bergpickett@ccrenew.com>]
Sent: Thursday, May 26, 2016 1:32 PM
To: Sims, Donald <dsims@cascafero.mt.gov>
Subject: Fox application executed

Don

Here it is fully signed. Whew!

Thanks for the email today

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com


CYPRESS CREEK
RENEWABLES

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Thursday, May 26, 2016 2:30 PM
To: 'Amy Berg Pickett'
Subject: RE: Fox application executed

Amy

I will look through what was submitted as this just ended up my desk this afternoon. I will have a better idea after having a chance to review the submittal.

Deen

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Thursday, May 26, 2016 1:47 PM
To: Sims, Donald <dsims@cascadecountymt.gov>
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Subject: RE: Fox application executed

Dan

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Best Regards

Amy

Amy Berg Pickett
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2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
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From: Sims, Donald [mailto:dsims@cascadecountymt.gov]
Sent: Thursday, May 26, 2016 12:44 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Cc: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: RE: Fox application executed

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Here it is fully signed. Whew!

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Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com



Sims, Donald

From: Amy Berg Pickett <bergpickett@ccrenew.com>
Sent: Thursday, May 26, 2016 3:09 PM
To: Sims, Donald
Cc: Pomeroy, Deen
Subject: RE: Fox application executed

Don

Excuse the spelling error. I wrote Dan instead of Don. Sorry I am slammed this week.

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com



CYPRESS CREEK
RENEWABLES

From: Sims, Donald [mailto:dsims@cascadecountymt.gov]
Sent: Thursday, May 26, 2016 12:44 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Cc: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: RE: Fox application executed

Hi Amy,

FYI – we had a staff meeting today and re-arranged projects a little. Deen Pomeroy is going to be handling the UUPs. I will help him if need be, but he will be the lead planner. He is copied to the email (dpomeroy@cascadecountymt.gov), we only have the one phone number.

Don

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Thursday, May 26, 2016 1:32 PM
To: Sims, Donald <dsims@cascadecountymt.gov>
Subject: Fox application executed

Don

Here it is fully signed. Whew!

Thanks for the email today

Amy Berg Pickett

NW Zoning Manager | Outreach

Cypress Creek Renewables

2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701

(c) 541-598-6868 | bergpickett@ccrenew.com



CYPRESS CREEK

RENEWABLES

Sims, Donald

From: Amy Berg Pickett <bergpickett@ccrenew.com>
Sent: Thursday, May 26, 2016 8:52 AM
To: Sims, Donald
Subject: Re: Good Morning

Don

Yes I can do that. Give me until 1:30 your time. Thanks!

Talk to you soon

Sent from my iPhone

On May 26, 2016, at 7:09 AM, Sims, Donald <dsims@cascadecountymt.gov> wrote:

Amy, Sorry, yesterday got pretty hectic.

I really would just like to see the applications, I know Mr. Pierce is busy and will sign the application when he can.

If you could just send me what you can right now, I can get our balls rolling. Looking at the calendar with June 16th in mind, we need to have our legal notice work completed by next Wednesday and start working on our staff reports shortly there-after. Please let me know if you do need anything else.

Hope to see the application (with or without Mr. Pierce's signature) today.

Don Sims

Cascade County Planner
121 4th St N, S 2 H/I
Great Falls, MT 59401
Phone: 406-454-6905
Fax: 406-454-6919

Conell, Susan

From: John Faulkner <john@flygtf.com>
Sent: Wednesday, May 25, 2016 8:02 PM
To: Conell, Susan
Subject: RE: Solar

Absolutely. Thanks for your help.

John

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: "Conell, Susan" <sconell@cascaedcountymt.gov>
Date: 05/25/2016 4:36 PM (GMT-07:00)
To: John Faulkner <john@flygtf.com>
Cc: "Sims, Donald" <dsims@cascaedcountymt.gov>
Subject: RE: Solar

Hi John,

We will be certain to have each applicant show us they have submitted a 7460 to the FAA prior to approval.
Thank you for the heads up.

Susan

From: John Faulkner [mailto:john@flygtf.com]
Sent: Tuesday, May 24, 2016 9:58 AM
To: Conell, Susan <sconell@cascaedcountymt.gov>
Subject: Solar

Hi Susan:

The Airport and Airport Board were contacted by a concerned local pilot that says a solar plant is proposed below the airport on the west side of the river. I am not sure where they got this info.

If that location is being considered, we would just want to make sure the applicant submits a 7460 to the FAA early on so any concerns can be vetted. Reflectivity could be a concern in that area, but I think it could be mitigated. Having the location analyzed early would be key.

Best Regards,
John Faulkner
Airport Director
Great Falls International Airport

Sims, Donald

From: Sims, Donald
Sent: Tuesday, May 24, 2016 4:09 PM
To: Amy Berg Pickett
Subject: RE: Timeline

No, a person has 30 days post hearing to appeal the decision. Are you about ready with the Pierce property applications?

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Tuesday, May 24, 2016 3:52 PM
To: Sims, Donald <dsims@cascadecountymt.gov>
Subject: RE: Timeline

Don

So after a 30 day appeal period is there another hearing? I am sorry I am not following it exactly

Amy Berg Pickett
NW Zoning Manager | Outreach
Cypress Creek Renewables
2660 NE Hwy 20, Suite 610- #30 | Bend, Oregon 97701
(c) 541-598-6868 | bergpickett@ccrenew.com



From: Sims, Donald [mailto:dsims@cascadecountymt.gov]
Sent: Tuesday, May 24, 2016 2:15 PM
To: Amy Berg Pickett <bergpickett@ccrenew.com>
Subject: RE: Timeline

Amy,

Just discussed this with Susan and we are comfortable making a two year approval period built into our staff report.

Don

From: Amy Berg Pickett [mailto:bergpickett@ccrenew.com]
Sent: Tuesday, May 24, 2016 2:27 PM
To: Sims, Donald <dsims@cascadecountymt.gov>
Cc: Conell, Susan <sconell@cascadecountymt.gov>
Subject: Re: Timeline

Don
Thank you!

For the time line we and all developers will or may need (2) 6 month extensions or 1 year extension.

Sent from my iPhone

On May 24, 2016, at 7:25 AM, Sims, Donald <dsims@cascaedcountymt.gov> wrote:

Good morning Amy.

- 1) The ZBOA approval decision is then and there on the spot at the public hearing by the Zoning Board of Adjustment.
- 2) There is an appeal period/process. I have copy/pasted our appeal process regulations into a new word document and will attach that.
- 3) Refer to new regs.
- 4) Concerning the timeline questions, I better check with Susan on these questions. Do you have an alternative timeframe in mind? If so, you could possibly make that part of the application. Do you have a specific time range that you anticipate needing?

Don

From: Amy Berg Pickett [<mailto:bergpickett@ccrenew.com>]

Sent: Monday, May 23, 2016 8:46 PM

To: Sims, Donald <dsims@cascaedcountymt.gov>

Subject: Timeline

Don

Can you tell me what the timeline after the hearing before the Zoning Board of Adjustments will be?

I am looking to report to the team the following

- When will a decision be issued?
- Is there an appeal period?
- If so does who hears the appeal?
- What is the cost and timeline on any processes after the decision?

Permit expiration

One year plus one 6 month extension is not enough to develop a solar farm project.

One year and a 1 year extension is the standard for all counties we work with.

Can you see if there is an option for 1 more 6 month extension?

Thanks!

Amy Berg Pickett
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<Appeal ZBOA Determination_2016 Regulations.docx>

Conell, Susan

From: John Faulkner <john@flygtf.com>
Sent: Tuesday, May 24, 2016 9:58 AM
To: Conell, Susan
Subject: Solar

Hi Susan:

The Airport and Airport Board were contacted by a concerned local pilot that says a solar plant is proposed below the airport on the west side of the river. I am not sure where they got this info.

If that location is being considered, we would just want to make sure the applicant submits a 7460 to the FAA early on so any concerns can be vetted. Reflectivity could be a concern in that area, but I think it could be mitigated. Having the location analyzed early would be key.

Best Regards,
John Faulkner
Airport Director
Great Falls International Airport