

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, July 06, 2016 10:14 AM
To: 'lpeterson'
Cc: Conell, Susan
Subject: RE: Proposed Solar Power Plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_ Zoning Site Plan_05-11-16.pdf

Linda

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

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

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

From: lpeterson [mailto:lpeterson@petersonrental.net]
Sent: Tuesday, June 28, 2016 10:07 AM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>; Larson, James <jlarson@cascadecountymt.gov>
Subject: Proposed Solar Power Plant

Dear People:

My name is Linda Peterson and I own property on Comanche Trail in Great Falls. I am opposed to the building of a solar powered plant near Flood Road in Great Falls. I am not opposed to solar power per se, but am opposed to the location you have chosen for the plant. This is a residential area where there are many homes and the people who have chosen to live in this area because of its rural atmosphere. I believe you will devalue our property values with the building of this plant.

Please take my opposition to this project into consideration. I think these out-of-state companies can find more appropriate locations, the sun is everywhere. Linda Peterson.

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Wednesday, July 06, 2016 9:34 AM
To: 'Linn Redding'
Subject: RE: June 30, 2016 Hearing re: Cyprus Creek Renewables
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

George

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

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

From: Linn Redding [mailto:reddinglg@gmail.com]
Sent: Wednesday, June 29, 2016 1:51 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: June 30, 2016 Hearing re: Cyprus Creek Renewables

Mr. Pomeroy,

I would like to register my protest against the proposed solar facility to be built near Dick Road and Flood Road. I own land in Big Bend Ranch - specifically Lt. 11, Bk. 4, Big Bend Ranch Phase X. Although I currently reside in Denver, I was born in Great Falls, raised in Butte and received my college degree from the University of Montana.

My primary objection to this proposed project by Cypress Creek Renewables is twofold. First, the company is merely looking for a windfall. They are only interested in exploiting a bad decision by the Public Utilities Commission (one that they themselves have now placed a moratorium on). Second, this proposed area is currently zoned Suburban Residential. A solar facility is not residential.

I hope the Board of Adjustment takes the opportunity to correct a now admitted error by another branch of government and deny the Unclassified Use Permit being sought by Cypress Creek Renewables.

Thank you for your consideration,

George Redding
reddinglg@gmail.com

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 05, 2016 4:06 PM
To: 'mkrose@wildblue.net'
Subject: solar power plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Stewart And Marilyn Rose

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Deen

Deen L. Pomeroy

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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, July 05, 2016 2:01 PM
To: 'ugfdb@yaho.com'
Cc: Conell, Susan
Subject: solar power plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Debbie

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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
Janelle Johnson

I live in the vicinity of the proposed solar farm by Dick Rd. I am opposed to putting a non-residential operation in what is essentially a residential area. I believe this is being done for the benefit of people who do not live here at the expense of the homeowners who do live here.

Sincerely,

Debbie Ruggierie

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 12, 2016 8:51 AM
To: 'klrjlr@3rivers.net'
Subject: solar power plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Ken and Judy

I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

Deen

From: Pomeroy, Deen
Sent: Monday, June 27, 2016 9:48 AM
To: 'Judi Rowley' <klrjlr@3rivers.net>
Subject: RE: Fox Farm-Flood Road and Industrial Use

Judi
Thank you for your comments. They will be put in the record.
Deen

From: Judi Rowley [<mailto:klrjlr@3rivers.net>]
Sent: Monday, June 27, 2016 9:45 AM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject: Fox Farm-Flood Road and Industrial Use
Importance: High

Good Morning Mr. Pomeroy,

As property owners in the Fox Farm- Flood Road area, it has come to our attention that a proposed zoning change is being considered to allow a Solar Power Plant to be built very near to our residential land. We are very concerned that this change would even be considered.

We are strong proponents of personal property rights. As business owners we think that Industry has a huge place in Cascade County and are glad to see strong growth. There are currently large areas of Great Falls, including the surrounding Cascade County land, that are zoned Industrial. So why in the the world would the County Planning Board and the County Commission consider changing the zoning in one of our most beautiful residential areas to use as "unclassified" so that a massive faculty could be built among the family homes? The sun does not shine brighter on this land than it does on any of the existing Industrial zoned land from the Northeast corner to Manchester. So our question remains, why would this ever be allowed? Our hope is that it will not.

Please consider the following points:

1. An Industrial project is not in harmony with the surrounding uses in this area.
2. The land in question is at a low point in the valley and will be everyone's view from the time it is built, *forever*.
3. Property values of existing and future homes will be *forever* effected in one of Cascade County's highest-end developed areas.

We purchased this land, as did all of the surrounding *hundreds of neighbors*, to have a home in a rural setting while enjoying the benefits of being close to town. The land was not cheap. The entire area is zoned residential and therefore we were comfortable owning here knowing that it would remain much the same for years to come. Please support your Cascade County residents and vote this project down.

Thank you for your time,

Ken and Judi Rowley
Property owners- 45th ave SW

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, July 11, 2016 4:40 PM
To: 'klrjlr@3rivers.net'
Subject: solar power plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Ken and Judi Rowley

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Phone: 406-454-6905
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To: 'Judi Rowley'
Subject: RE: Fox Farm-Flood Road and Industrial Use

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Deen

From: Judi Rowley [mailto:klrjlr@3rivers.net]
Sent: Monday, June 27, 2016 9:45 AM
To: Pomeroy, Deen <dpomeroy@casadecountymt.gov>
Subject: Fox Farm-Flood Road and Industrial Use
Importance: High

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Thank you for your time,

Ken and Judi Rowley
Property owners- 45th ave SW

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 12, 2016 9:38 AM
To: 'llseim@gfmt.net'
Subject: RE: solar panels off Flood Rd
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Lonnie

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

Deen

From: Pomeroy, Deen
Sent: Wednesday, June 15, 2016 4:59 PM
To: 'Amy Berg Pickett' <bergpickett@ccrenew.com>
Subject: FW: solar panels off Flood Rd

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

Scott Seim
5501 Henrys Lane
Great Falls MT 59404
Toll free (877) 761-2757
Or (406) 761-2757

June 15, 2016

To whom it may concern:

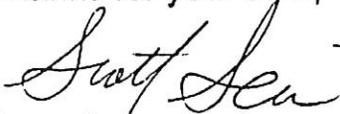
I live at 5501 Henrys Lane in Great Falls Montana. My name is Scott Seim and I am a home inspector. I have concerns regarding the Solar Panels proposed to be placed across from my property.

1. I bought my home in a residential area and did not expect to have this type of project adjacent to my house and my family.
2. My knowledge of solar farms leads me to feel they may not succeed due to the length of time they take to recover their cost compared to the length of time the panels last, before they need repair or replacing.

If this project goes belly up, I do not want to look at a pile of scrap for the next 25 years.

Is there a bond for clean-up, like there would be for any other project that alters the landscape like a gravel pit.

Thanks for your time,


Scott Seim

Pomeroy, Deen

From: Lonnie Seim <llseim@gfmt.net>
Sent: Wednesday, June 15, 2016 3:32 PM
To: Pomeroy, Deen
Subject: Fwd: solar panels off Flood Rd
Attachments: solar panels.pdf

----- 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@casadecounty.mt.gov

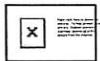
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Thank you for your time,

Scott Seim



Virus-free. www.avast.com

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 05, 2016 1:50 PM
To: 'Dave Swingley'
Cc: Conell, Susan
Subject: RE: FLOOD ROAD AND AYRSHIRE DAIRY SOLAR PROJECTS
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Dave

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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

From: Dave Swingley [mailto:bebops5@msn.com]
Sent: Friday, July 01, 2016 4:00 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>; Larson, James <jlarson@cascadecountymt.gov>
Subject: FLOOD ROAD AND AYRSHIRE DAIRY SOLAR PROJECTS

From: Dave Swingley
174 Woodland Estates Road
Great Falls, MT 59404

To: Deen Pomeroy, County Planner
Cascade County Commissioners
Jane Weber
Joe Briggs
Jim Larson

Commissioners & Planner Pomroy,

I am a longtime resident and strong supporter of rural residential properties located in the areas South of

Great Falls. I have been involved in developing land and also buiding properties, all of which have been located in the areas south of Great Falls. As a longtime Real Estate Broker, I have also listed and sold lliterally hundreds of rural properties, in my over 30 years experience.

I am writing to inform the members of the Commission and Zoning Board of Adjustments, that I, and virtually all of the other area residents that I have talked with about the possible re-zoning of the Pierce Property on Flood Road, and the Ayrshire Dairy Property of Harry Mitchell off of 13th St. South, to accomodate large solar energy projects, are in **Strong Opposition** to allowing those industrial projects to be constructed in these Suburban Residential areas.

Any such developments would dramatically affect property values in these areas in a negative manner, affecting literally hundreds of properties in a negative way, ultimately lowering the existing tax base, which nobody wants. These rural property owners are all proud of their properties, and would have to see their investments devalued by an industrial development.

I also own property in Henderson, Nevada, and have watched a huge project similar to what is being proposed here, be back by state and local authorities, only to be built and within a very short period of , go bankrupt, because of the high cost of production. This project, just out of Boulder City, Nevada, now is sitting mothballed, and an eyesore on the area.

I have absolutely no objection to locating these projects in more appropriate "Industrially Zoned" areas, many of which are already currently available in areas to the North and East of Great Falls.

Respectfully submitted'

/s/
David R. Swingley

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 12, 2016 9:44 AM
To: 'jstenzel28911@wradvisors.com'
Subject: solar power plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Jay

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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

Jay

Thank you for the comment.

Deen

From: Jay W Stenzel [<mailto:jstenzel28911@wradvisors.com>]
Sent: Tuesday, June 14, 2016 2:19 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Subject:

Dean... My name is Jay Stenzel my wife and I are lifelong residents of Great Falls and the area, and we are ten year residents of the Spring Tree subdivision just south of Great Falls. It's been brought to my attention that the planning committee is considering a 40 acre solar panel facility north of Dick Road. As I look out over the vast undeveloped areas around Great Falls I can't help but think that there are more appropriate places to put solar panels. My hope has been that as our community grows the space from the southern edge of Great Falls towards Woodland Estates and Big Bend. It would be ideal for additional housing, maybe a mall including a place or two to eat, similar to the way Billings has expanded. (I know our local economy needs to improve.)

As a financial planner that looks at things in the terms of decades, I have pictured a community that is an extension of Great Falls, an area that would offer educational, recreational, and residential opportunities. As the river winds through this area, I believe it presents a landscape that can be better developed to suit its citizens.

Thank you for this consideration. ---Jay

Jay W. Stenzel, CFP®, ChFC
Financial Advisor, Waddell & Reed, Inc.
Office: 406-761-8888 | Fax: 406-761-3406
www.jstenzel.wrfa.com | jstenzel28911@wradvisors.com
300 Central Ave Suite 600 | Great Falls, MT 59401



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Pomeroy, Deen

From: Jay W Stenzel <jstenzel28911@wradvisors.com>
Sent: Tuesday, June 14, 2016 2:19 PM
To: Pomeroy, Deen

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Thank you for this consideration. ---Jay

Jay W. Stenzel, CFP®, ChFC
Financial Advisor, Waddell & Reed, Inc.
Office: 406-761-8888 | Fax: 406-761-3406
www.jstenzel.wrfa.com | jstenzel28911@wradvisors.com
300 Central Ave Suite 600 | Great Falls, MT 59401



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Conell, Susan

From: Sims, Donald
Sent: Tuesday, June 14, 2016 10:12 AM
To: Pomeroy, Deen; Conell, Susan
Subject: FW: flood road solar farm

fyi

From: adam [mailto:aandtsmith@hotmail.com]
Sent: Tuesday, June 14, 2016 10:10 AM
To: Sims, Donald <dsims@cascadecountymt.gov>
Subject: flood road solar farm

To whom it may
concern,

6/14/16

I was informed yesterday, 6/13/16, of a proposed solar farm project on Flood Rd, Cascade county, MT. I write this in strong opposition to the proposed project. I fee that the proposed project significantly negatively impacts many homes, families, the landscape, and the ecosystem.

I support renewable energy, however in the middle of a rural residential area is not anywhere close to an ideal location for a solar farm.

Sincerely,

adam Smith PA-C
4900 Fox Farm Rd
Great Falls, MT 59404
406-788-2466

Pomeroy, Deen

From: Dave Swingley <bebops5@msn.com>
Sent: Friday, July 01, 2016 4:00 PM
To: Pomeroy, Deen; Weber, Jane; Briggs, Joe; Larson, James
Subject: FLOOD ROAD AND AYRSHIRE DAIRY SOLAR PROJECTS

From: Dave Swingley
174 Woodland Estates Road
Great Falls, MT 59404

To: Deen Pomeroy, County Planner
Cascade County Commissioners
Jane Weber
Joe Briggs
Jim Larson

Commissioners & Planner Pomroy,

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Respectfully submitted'

/s/
David R. Swingle

Pomeroy, Deen

From: Larson, James
Sent: Tuesday, July 05, 2016 8:51 AM
To: Dave Swingley; Pomeroy, Deen; Weber, Jane; Briggs, Joe
Subject: RE: FLOOD ROAD AND AYRSHIRE DAIRY SOLAR PROJECTS

Mr. Swingley,

Thank you for your email comments regarding the solar projects proposed for construction in the Flood Road area and the Ayrshire Dairy area. The process requires that the permit request be considered and a decision rendered by the Zoning Board of Adjustments, not the County Commissioners. To ensure your voices are heard, I am forwarding your email to our Planning Office, so it can be shared with members of the Zoning Board of Adjustments. The ZBOA is scheduled to meet on Thurs. 21 at 6pm in the Paddock Club at ExpoPark.

You are always welcomed to attend these meetings to express your concerns directly with the ZBOA members.

Jim Larson
Cascade County Commissioner

From: Dave Swingley [mailto:bebops5@msn.com]
Sent: Friday, July 01, 2016 4:00 PM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>; Briggs, Joe <jbriggs@cascadecountymt.gov>; Larson, James <jlarson@cascadecountymt.gov>
Subject: FLOOD ROAD AND AYRSHIRE DAIRY SOLAR PROJECTS

From: Dave Swingley
174 Woodland Estates Road
Great Falls, MT 59404

To: Deen Pomeroy, County Planner
Cascade County Commissioners
Jane Weber
Joe Briggs
Jim Larson

Commissioners & Planner Pomroy,

I am a longtime resident and strong supporter of rural residential properties located in the areas South of Great Falls. I have been involved in developing land and also building properties, all of which have been located in the areas south of Great Falls. As a longtime Real Estate Broker, I have also listed and sold literally hundreds of rural properties, in my over 30 years experience.

I am writing to inform the members of the Commission and Zoning Board of Adjustments, that I, and virtually all of the other area residents that I have talked with about the possible re-zoning of the Pierce Property on Flood Road, and the Ayrshire Dairy Property of Harry Mitchell off of 13th St. South, to accommodate large solar energy projects, are in **Strong Opposition** to allowing those industrial projects to be constructed in these Suburban Residential areas.

Any such developments would dramatically affect property values in these areas in a negative manner, affecting literally hundreds of properties in a negative way, ultimately lowering the existing tax base, which nobody wants. These rural property owners are all proud of their properties, and would have to see their investments devalued by an industrial development.

I also own property in Henderson, Nevada, and have watched a huge project similar to what is being proposed here, be back by state and local authorities, only to be built and within a very short period of , go bankrupt, because of the high cost of production. This project, just out of Boulder City, Nevada, now is sitting mothballed, and an eyesore on the area.

I have absolutely no objection to locating these projects in more appropriate "Industrially Zoned" areas, many of which are already currently available in areas to the North and East of Great Falls.

Respectfully submitted'

/s/
David R. Swingley

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 05, 2016 3:49 PM
To: 'linter35@hotmail.com'
Cc: Conell, Susan
Subject: solar power plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Linda and Dion

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

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: Weber, Jane
Sent: Tuesday, July 05, 2016 11:38 AM
To: Linda Turner
Cc: Briggs, Joe; Larson, James; Conell, Susan; Pomeroy, Deen; Dachs, Alex
Subject: RE: Solar Power Plant

Follow Up Flag: Follow up
Flag Status: Completed

Dear Linda and Dion - thank you for your email comments regarding the solar project proposed for construction in the Flood Road area. The process requires that the permit request be considered and a decision rendered by the Zoning Board of Adjustments, not the County Commissioners. To ensure your voices are heard, I am forwarding your email to our Planning office so it can be shared with members of the Zoning Board of Adjustments. The ZBOA is scheduled to meet on Thursday, July 21 at 6:00 p.m. in the Paddock Club at Expo Park.

You are always welcomed to attend these meetings to express your concerns directly with the ZBOA members as they contemplate their decision.

Thank you, again, for sharing your issues with this project proposal. Hope you both have a great July 4th holiday weekend.

Jane Weber

Jane Weber, Cascade County Commissioner
325 2nd Avenue North
Great Falls, MT 59401
Phone: 406-454-6814
Cell: 406-781-0741
Fax: 406-454-6945

From: Linda Turner [mailto:linturn35@hotmail.com]
Sent: Thursday, June 30, 2016 5:53 PM
To: Weber, Jane
Subject: Solar Power Plant

Hello Jane,

I have been reading with interest the Tribune article concerning the application of Cypress Creek Renewables for a permit to build a solar power plant on Flood Road.

My husband and I live a short distance from Flood Road on Bear Drive and we are opposed to this plan. While we have no objection to solar energy we do believe that the location of this facility is a poor choice. Most importantly we believe that property values will plummet and that we will no longer have the rural atmosphere that we sought when buying this property.

Would you share with me your position on this proposal?

Linda and Dion Turner
35 Bear Drive
453-0884



Greg Tierney <gregtierneyd@gmail.com>

Solar Panels

1 message

Greg Tierney <gregtierneyd@gmail.com>
To: Joan Tierney <joantierney61@gmail.com>

Wed, Jun 15, 2016 at 6:09 PM

Dear Zoning Board Members,

I appreciate the opportunity to weigh in on the proposed zoning variance allowing the construction of a solar panel farm on Flood road. Anyone who lives in Montana understands the reasons that we have chosen to live here. Many things that other communities of larger size or complexity have are designed to meet the needs of an urban population and the populace that chooses to live there. Rural or county residents choose to live where they do for the openness, the beauty, and the panoramic views it offers us. That comes at the price of less amenity, longer travel, and some inconveniences.

The proposed solar farm appears to be creating a business opportunity for an out of town developer that completely defeats the purpose of why your residents and taxpayers choose to live where they live. It does not bring value to our neighborhood or to our community. It will be an obvious eyesore to those at ground level and for our community that lives above it also offers the opportunity for the pollution of unwanted glare. That will diminish the quality of our views and ability to enjoy them, and most certainly will decrease our property values in comparison to other rural areas that do not share that view.

We are not talking about a small wind generator for a home or a solar panel on their rooftop, but a commercial solar farm creating energy to be sold into a grid at a profit without concern for the visually impacted.

I would offer that if the owner still lived in the community where we do, this enterprise would not be being considered. There is plenty of alternative locations that will not impact residents for consideration and we implore the developer to consider those. More importantly we ask the zoning board who is there to protect us against exactly these types of developments to give serious thought to its impact and detriment to the area being proposed. We ask for a no vote on this variance.

Sent from my iPhone

A handwritten signature in blue ink, appearing to read 'Greg Tierney', written in a cursive style.

Pomeroy, Deen

From: Weber, Jane
Sent: Tuesday, July 05, 2016 11:38 AM
To: Linda Turner
Cc: Briggs, Joe; Larson, James; Conell, Susan; Pomeroy, Deen; Dachs, Alex
Subject: RE: Solar Power Plant

Dear Linda and Dion - thank you for your email comments regarding the solar project proposed for construction in the Flood Road area. The process requires that the permit request be considered and a decision rendered by the Zoning Board of Adjustments, not the County Commissioners. To ensure your voices are heard, I am forwarding your email to our Planning office so it can be shared with members of the Zoning Board of Adjustments. The ZBOA is scheduled to meet on Thursday, July 21 at 6:00 p.m. in the Paddock Club at Expo Park. You are always welcomed to attend these meetings to express your concerns directly with the ZBOA members as they contemplate their decision.

Thank you, again, for sharing your issues with this project proposal. Hope you both have a great July 4th holiday weekend.

Jane Weber

Jane Weber, Cascade County Commissioner
325 2nd Avenue North
Great Falls, MT 59401
Phone: 406-454-6814
Cell: 406-781-0741
Fax: 406-454-6945

From: Linda Turner [mailto:linturn35@hotmail.com]
Sent: Thursday, June 30, 2016 5:53 PM
To: Weber, Jane
Subject: Solar Power Plant

Hello Jane,

I have been reading with interest the Tribune article concerning the application of Cypress Creek Renewables for a permit to build a solar power plant on Flood Road. My husband and I live a short distance from Flood Road on Bear Drive and we are opposed to this plan. While we have no objection to solar energy we do believe that the location of this facility is a poor choice. Most importantly we believe that property values will plummet and that we will no longer have the rural atmosphere that we sought when buying this property.

Would you share with me your position on this proposal?

Linda and Dion Turner
35 Bear Drive
53-0884

Sims, Donald

From: Ray Trower <jdr6676@gmail.com>
Sent: Thursday, June 16, 2016 8:33 AM
To: Sims, Donald
Subject: Fwd: solar panels

----- Forwarded message -----

From: **Ray Trower** <jdr6676@gmail.com>
Date: Thu, Jun 16, 2016 at 8:20 AM
Subject: solar panels
To: sconell@cascadecountymt.comgov

Hi...I'm Ray Trower, 45 Dick Road, Great Falls,Mt
I'm not for the solar panel sight that Dave Pierce wants...I'm not against it but a remote area would be better...Please table everything...its moving to fast...Ray

June 27, 2016

RECEIVED JUN 27 2016

County Planner, Deen Pomeroy
Cascade County Zoning Board of Adjustment
Great Falls, MT

Dear Mr. Pomeroy

We are opposed to the rezoning petition by Cypress Renewables to construct a 46 acre solar power project along Flood Road.

Thank you,

Steven Vinnedge



Donna Vinnedge



13 Bend View Lane

Great Falls, MT 59404

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 05, 2016 1:51 PM
To: 'Aaron'
Subject: RE: Cypress Creek Renewables Proposed Solar Plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Aaron

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

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

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

From: Aaron [mailto:tohankaaron@yahoo.com]
Sent: Friday, July 01, 2016 8:23 AM
To: Pomeroy, Deen <dpomeroy@cascadecountymt.gov>
Cc: Briggs, Joe <jbriggs@cascadecountymt.gov>; Larson, James <jlarson@cascadecountymt.gov>; Weber, Jane <jweber@cascadecountymt.gov>
Subject: Cypress Creek Renewables Proposed Solar Plant

Mr Pomeroy,

I travel the state with my outside sales/service job. On occasion, the subject of development comes up with my clients in cities like Kalispell, Missoula, Billings and Bozeman. I mention I'm from Great Falls and a majority of the time they begin laughing..... Frustrating part is, everybody in the State knows this, even you. Yet we keep tying our shoes together at every turn. Doesn't matter if it's County or City Development Projects. How many patchwork development projects do we have to put up with? To a fault, our development says No when it should say Yes and Yes when it should say No. That's why this project gives me great pause!! This Company is coming after the low hanging fruit!!!

The Urban Property of the Bluffs and Flats along Flood Road and Fox Farm Road is some of the most desirable Great Falls has to offer. Why would you even consider not protecting that? Do what you need to have them seek an alternative location! There is no acceptable reason to have a Solar Plant within a 10 mile radius of Great Falls! NW Energy has substations all over rural farm and rangeland. Make them go negotiate with a rural property owner for a location.

Great Falls has always had a lot of potential. Without some backbone and common sense, we will continue to be a laughingstock when it comes to Development and Real Estate!!!

Aaron Violet
5526 Blue Jay Lane
Great Falls, MT 59404

Sent from my iPhone

Pomeroy, Deen

From: Aaron <tohankaaron@yahoo.com>
Sent: Friday, July 01, 2016 8:23 AM
To: Pomeroy, Deen
Cc: Briggs, Joe; Larson, James; Weber, Jane
Subject: Cypress Creek Renewables Proposed Solar Plant

Mr Pomeroy,

I travel the state with my outside sales/service job. On occasion, the subject of development comes up with my clients in cities like Kalispell, Missoula, Billings and Bozeman. I mention I'm from Great Falls and a majority of the time they begin laughing..... Frustrating part is, everybody in the State knows this, even you. Yet we keep tying our shoes together at every turn. Doesn't matter if it's County or City Development Projects. How many patchwork development projects do we have to put up with? To a fault, our development says No when it should say Yes and Yes when it should say No. That's why this project gives me great pause!! This Company is coming after the low hanging fruit!!!

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Great Falls has always had a lot of potential. Without some backbone and common sense, we will continue to be a laughingstock when it comes to Development and Real Estate!!!

Aaron Violet
5526 Blue Jay Lane
Great Falls, MT 59404

Sent from my iPhone

Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 05, 2016 3:59 PM
To: 'Jason Westmoreland'
Cc: Conell, Susan
Subject: RE: Fox Solar Power Plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Jason

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

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

From: Jason Westmoreland [mailto:jwestmoreland@bresnan.net]
Sent: Wednesday, June 29, 2016 11:35 AM
To: Pomeroy, Deen <dpomeroy@casadecountymt.gov>
Subject: Fox Solar Power Plant

Dean,
I'm emailing you to let you know that I'm opposed to this project. I will try to make the hearing on June 30th, but I may not be able to attend. Thank you for making note of my opposition.

Jason Westmoreland
Broker/Owner
RE/MAX of Great Falls

Mobile: [\(406\)868-8878](tel:4068688878)

Pomeroy, Deen

From: Kari Whittle <kari@thefallsmt.com>
Sent: Monday, June 13, 2016 2:16 PM
To: Pomeroy, Deen
Subject: Proposed solar business

Dear Mr. Pomeroy,

I am writing you re. the proposed plans of Mr. David Pierce to build a solar business near Dick Rd and Flood Rd. Both my husband and I strongly oppose this as it will interfere with our view,.... AND Mr. Pierce should know this as we bought our home from him.

Thank you in advance for your consideration!

Respectfully yours,
Kari Whittle
(64 Spring Tree Rd.)

Kari Whittle
Realtor, GRI, ABR
Coldwell Banker The Falls Real Estate
406-727-6000
406-788-9678
kari@thefallsmt.com

608-2nd st S.



Pomeroy, Deen

From: Pomeroy, Deen
Sent: Tuesday, July 12, 2016 9:47 AM
To: 'paula wilkinson'
Subject: solar power plants
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Paula

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

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

Paula

Thank you for the input.
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: paula wilkinson <paularwilkinson@gmail.com>
Sent: Tuesday, June 14, 2016 12:34 PM
To: Pomeroy, Deen
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, July 06, 2016 1:18 PM
To: 'Mtheartwilliams@aol.com'
Subject: solar power plant
Attachments: ORIGINAL PROPOSED LAYOUT FOX SOLAR LEGAL.docx; 3rd Notice of Public Hearing - UUP 1-6_Portage and Fox combined 07-05-16.docx; Fox Solar REVISED Site Plan 6-27-16.pdf; Portage_Zoning Site Plan_05-11-16.pdf

Dr. Brett Williams

Thank you for your response regarding the solar power plant. Your comments are part of the public record. I am attaching four documents to this response. The documents are about the next public hearing, proposed layouts and the new proposed layout for the Fox solar project.

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

RECEIVED JUN 27 2016

June 24, 2016

Dear Neighbor,

There is an old Czech proverb that says, "A good neighbor increases the value of your property." Unfortunately, the opposite is also true. Please be aware of proposed "new neighbors" which will negatively impact not only the value of your property, but also your quality of life.

Out-of-state companies have been contacting large land owners in our area from Flood Road to Fox Farm Road and extending to Big Bend seeking property for large solar power plants. Currently, there is a project in its initial planning stages along Fox Farm Road. More urgently, Cypress Creek Renewables, a California company, has submitted an application to the Cascade Country Zoning Board of Adjustment for an Unclassified Use Permit in order to build a solar power plant along the east side of Flood Road and north of Dick Road. This massive facility would encompass 46 acres and consist of 17,000 solar panels approximately 6' x 3' in size.

Yes, I am a strong proponent of private property rights, and that is why I am opposing this project. The area where this facility is proposed is zoned Suburban Residential. Many people have purchased homes and land because of the quality suburban lifestyle close to town. This is the setting into which they invested their hard-earned money. Property owners in residential zoned areas have a right and expectation that their neighbors use of their property will be in harmony and be consistent with applicable zoning. Although a solar power plant located in a residential zoned area would have been illegal a mere 10 days ago, the zoning regulations were strategically changed and implemented only two days before the June 16th public hearing. Fortunately, the new regulations require that every project be examined individually with certain conditions having to be met; it is clear to me they have not.

For example, an industrial project is certainly not in "harmony" with the surrounding uses. In fact, in a just a ½ mile radius, there are approximately 165 residential lots and 75 homes. The poor choice of locating the power plant near the lowest part of the valley results in virtually all surrounding property owners having to look down on the industrial project without any possible effective screening. Although only a security fence is proposed, even mature trees would fail to mitigate any of the offending view. Further, local real estate experts have testified that this industrialization will decrease property values in the area. While proponents have suggested that the county would gain tax money, whatever taxes the county would re-coop from the power plant will be more than offset by the tax-base loss from devalued homes and property.

Like many of you, I am a strong proponent of renewable energy including solar, but it should be located in a more appropriate area and the impact on nearby residents should be considered. Remember, the residents were there first. However, the potential profits for these out-of-state companies is great. According to the Montana Public Service Commission (PSC), these "out-of-state solar developers are flooding Montana, anxious to capture the windfall profits" and raising electrical rates. The rate these solar companies are able charge is \$66 per megawatt hour when the current market rate is approximately \$12 per megawatt hour. In fact, the Flood Road project will cost electric customers an additional 5 million dollars [Billings Gazette, 6/10/16]. Although the PSC has temporarily put the "brakes" on the profit potential of future projects, it does not hinder those that are in process.

Although the Board of Adjustment met on June 16, 2016, they tabled the proposal until the next meeting scheduled for June 30th at 9:00 a.m. at the Court House Annex. Please try to attend. **Your input is crucial.** If you are unable to attend, please send an email or contact the board in care of Dean Pomeroy which will become part of the record. Whatever the decision of the Board of Adjustment, I anticipate an appeal to the County Commission as these out-of-state companies are well-financed. So, please contact the Commissioners. I trust that they will agree that solar projects can be beneficial if more carefully and appropriately located.

Sincerely your neighbor,

Tim Wilkinson

P.S. Please email me at wilkinsonfinehomes@gmail.com if you would like to be kept updated.

Deen Pomeroy, county planner - dpomeroy@cascadecountymt.gov

Additionally, it is important to let your County Commissioners know your views on this proposed plant and location. You may reach them at:

Jane Weber, commissioner - jweber@cascadecountymt.gov

Joe Briggs, commissioner - jbriggs@cascadecountymt.gov

Jim Larson, commissioner - jl Larson@cascadecountymt.gov

Map.pdf

Open with

