

Orthodox Church Solar Facility RCU2017-000003

May 2, 2017

Board of County Commissioners

Department of Community and Economic Development
Case Manager: Chris LaRue

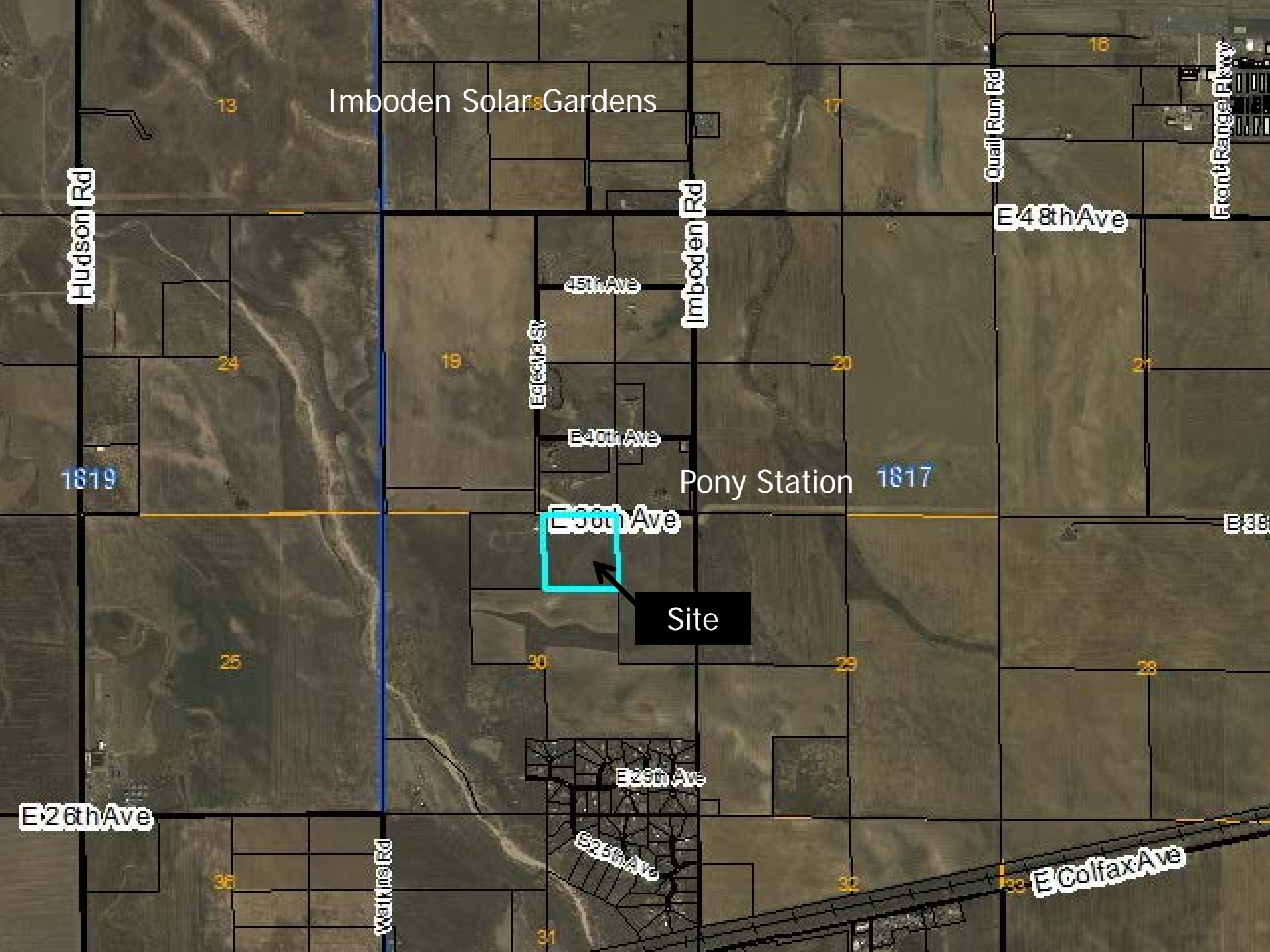


Request

- An amendment to a CUP for a solar garden facility to allow an extension of the expiration date by 9 months.

Background

- Originally approved by BoCC on 3/15/16 (RCU2015-00042)
- Part of Xcel's Solar Rewards community program
- Change expiration from 3/15/37 to 12/15/37
- Dispute with PUC



Imboden Solar Gardens

Hudson Rd

Imboden Rd

Quail Run Rd

Front Range Pkwy

E 48th Ave

E 45th Ave

E 40th Ave

Pony Station

E 36th Ave

Site

E 26th Ave

E 25th Ave

E Colfax Ave

Watline Rd

E 26th Ave

1819

1817



E 38th St

19

E 40th Ave

20

E 38th Ave

Site

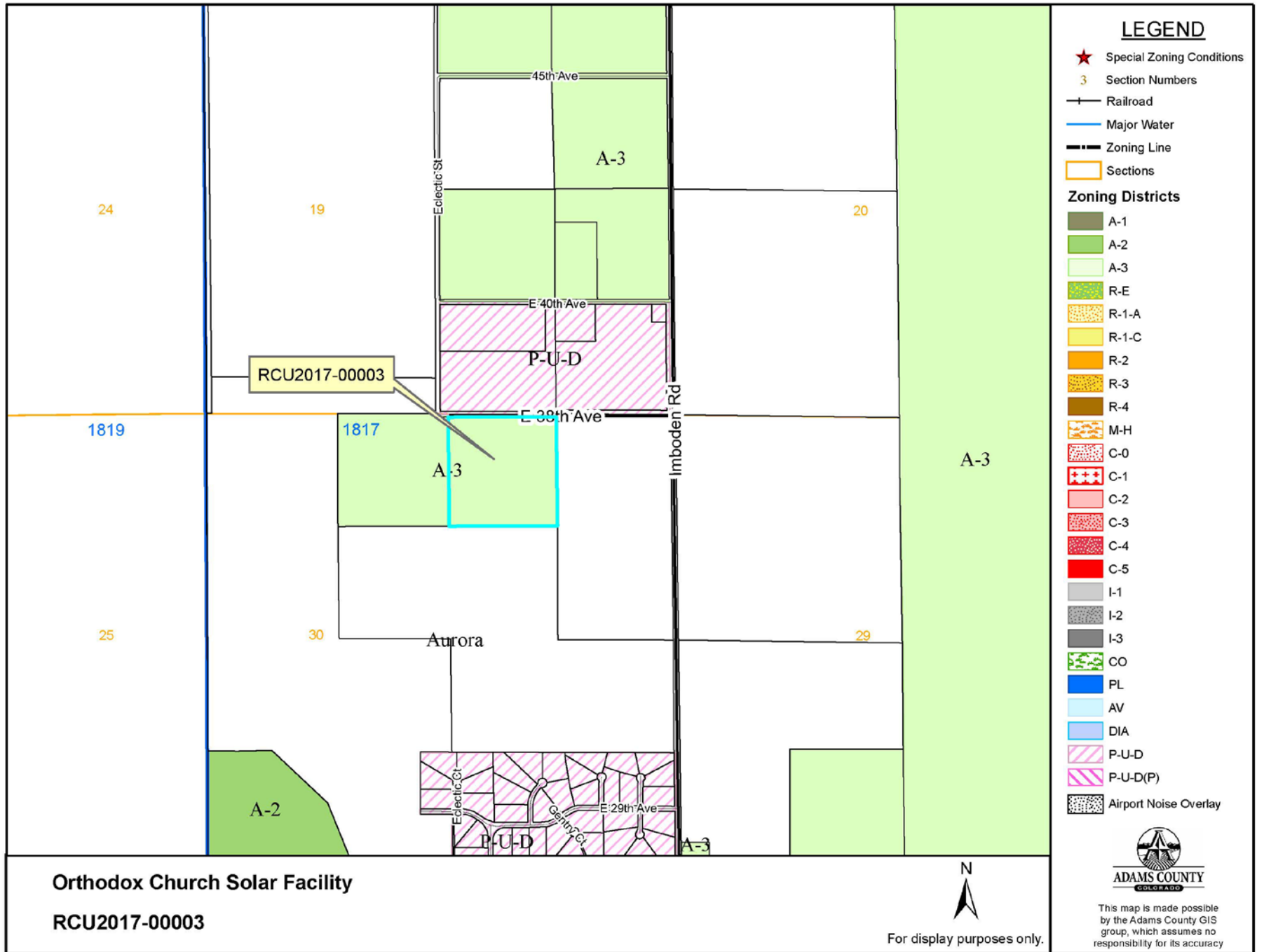
1817

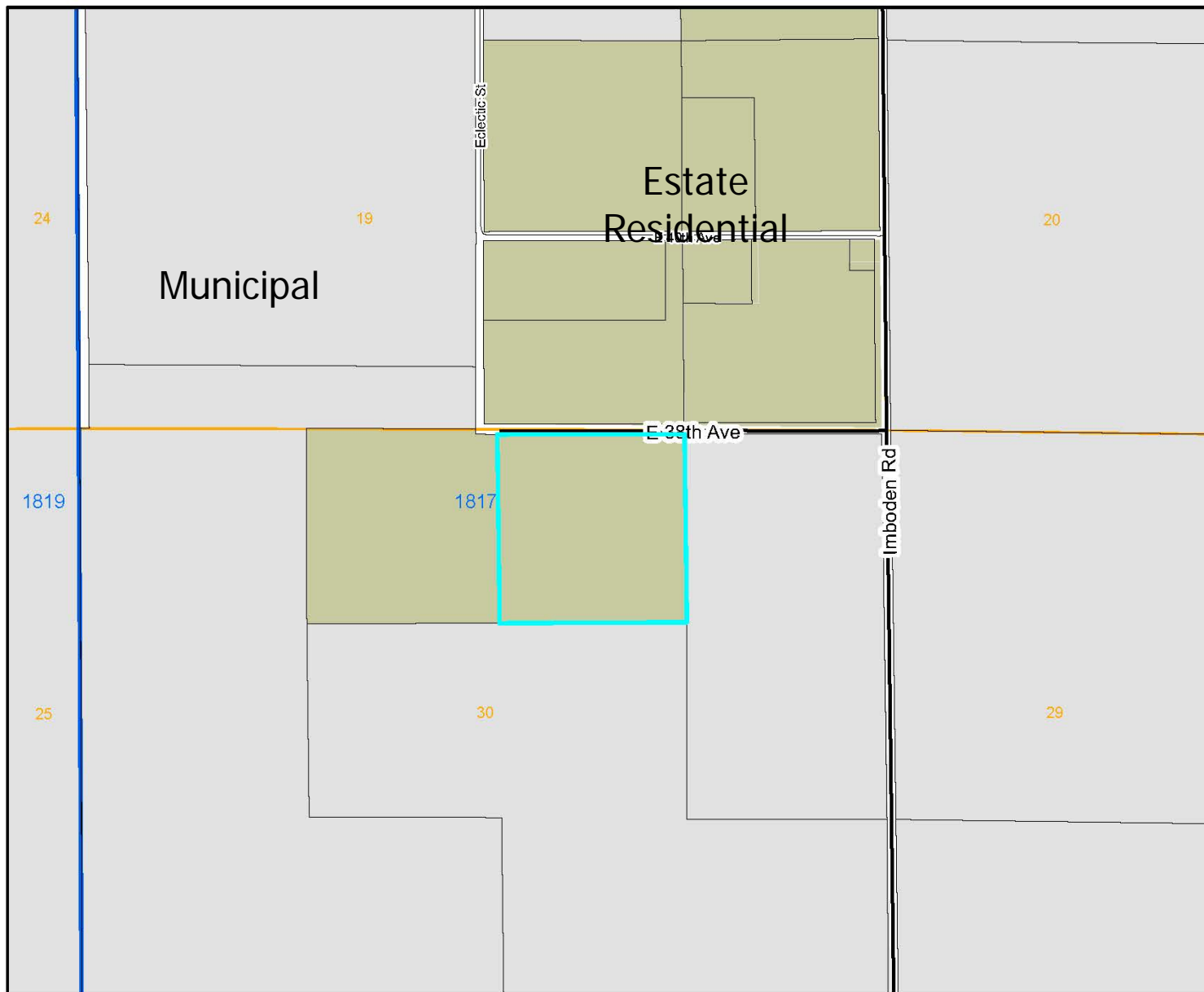
Imboden Rd

30

Solar Garden

29





- Estate Residential:
- 1 SFD per acre
 - no long term impacts
 - No noise, odor, traffic, staff, etc

Orthodox Church Solar Facility

RCU2017-00003



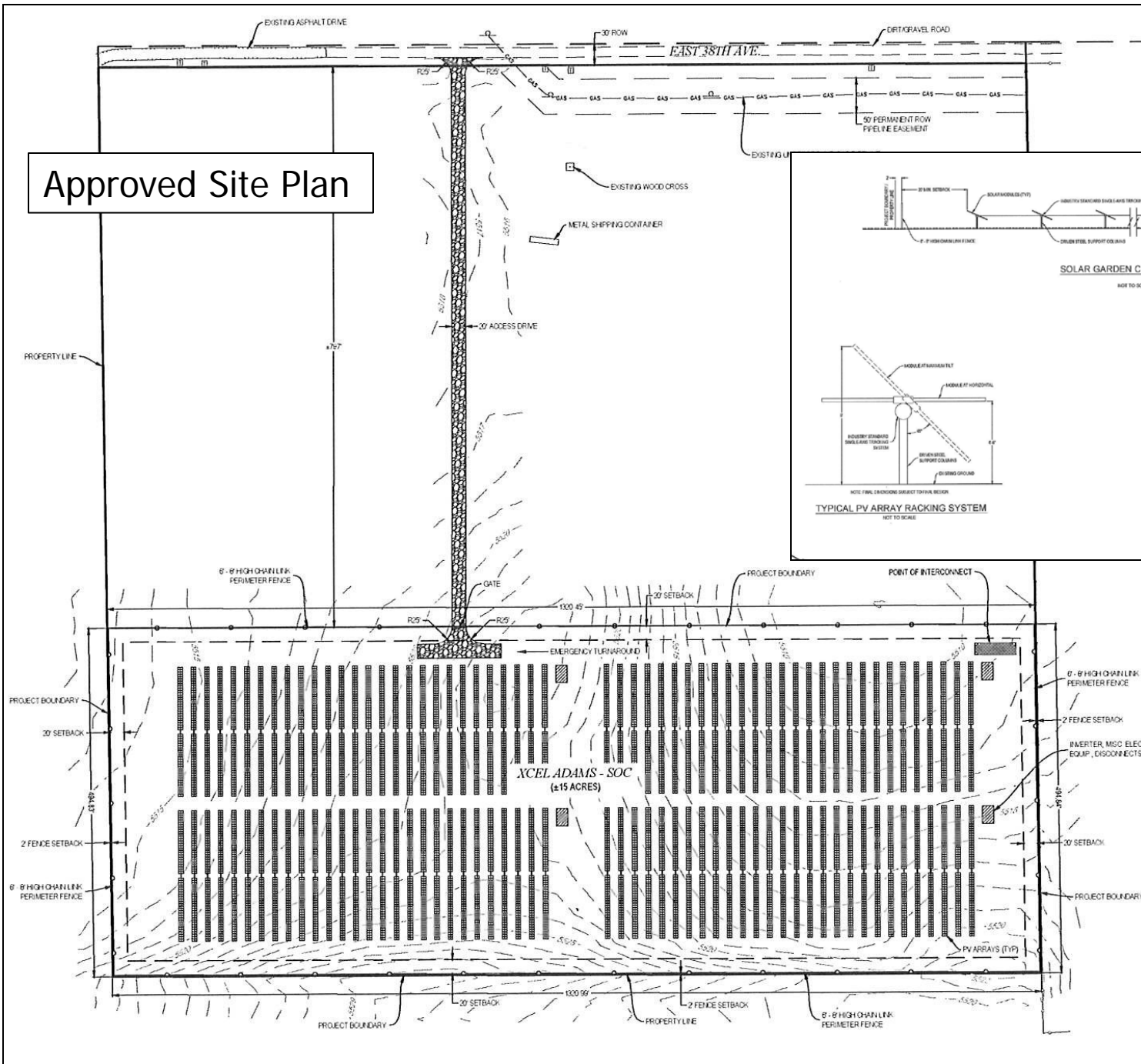
For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy

Approved Site Plan



SOLAR GARDEN CROSS SECTION

NOT TO SCALE

TYPICAL PV ARRAY RACKING SYSTEM

NOT TO SCALE

- 40 Ac (15 ac lease area)
- 2 megawatts
- 6,000 to 18,000 panels

Development Standards

- Section 3-07-01 & 4-03-03-02-10:
 - CUP
 - Solar panels 15 ft max (9 ft)
 - Setbacks for A-3
 - No landscaping or screening proposed
 - Topography / placement / neighbor preference

Criteria for Conditional Use Permit Approval

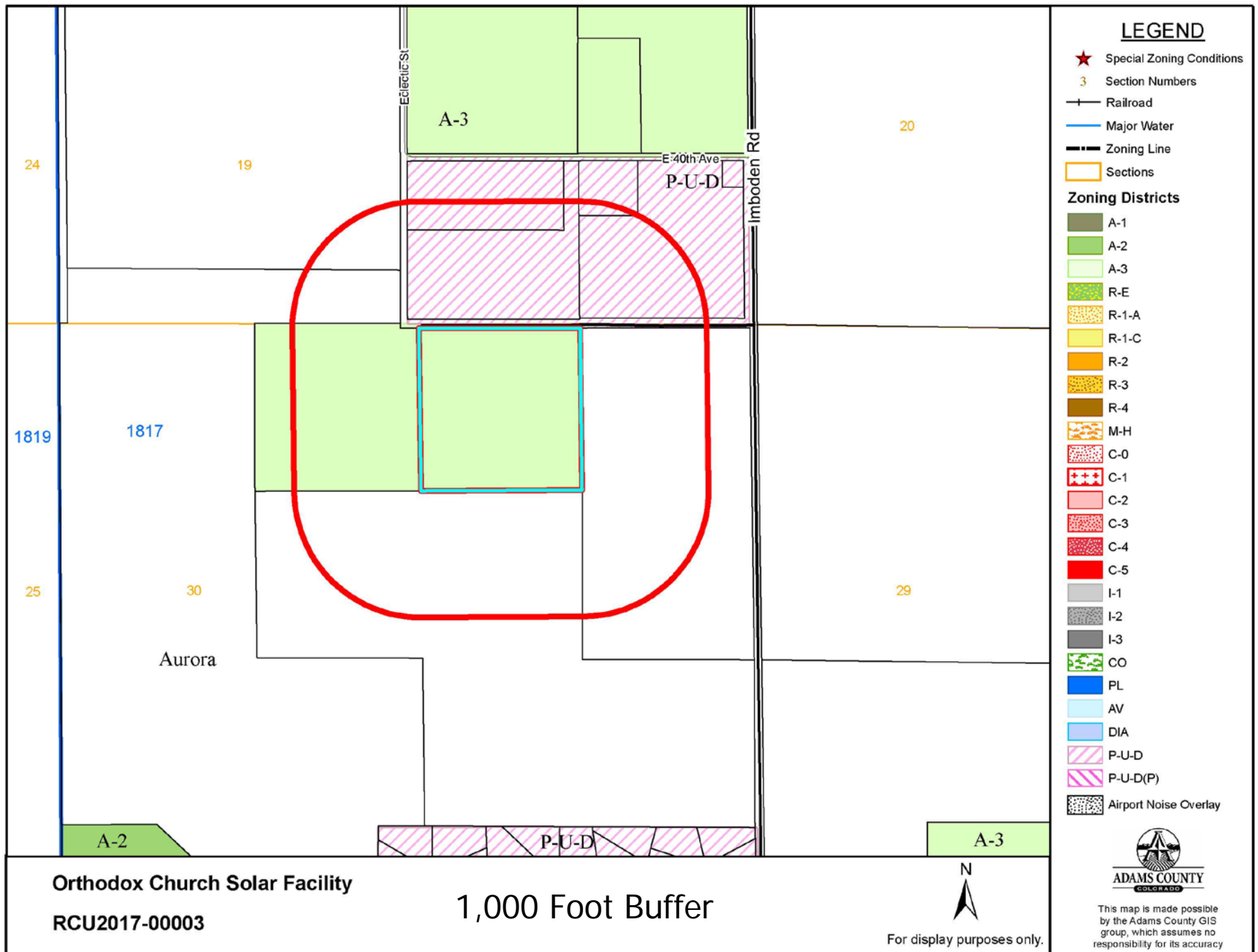
Section 2-02-08-06

1. CUP Permitted in Zone
2. Consistent with Regulations
3. Complies with Performance Standards
4. Compatible and Not Detrimental
5. No Off-Site Impacts
6. Suitability of Site
7. Functional Layout
8. Utilities and/or Services Provided

Referral Comments

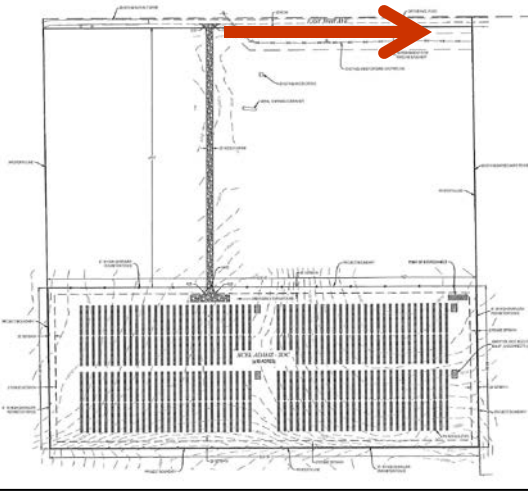
- No County concerns
- No concerns from any referral agencies
- Property Owners (1,000 ft)

Notifications Sent	Comments Received
9	0



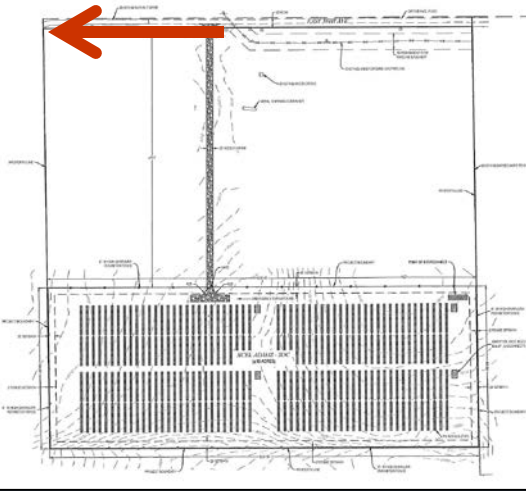
Planning Commission Update

- PC heard case on 4/13/17:
 - Unanimous approval
 - No testimony from public



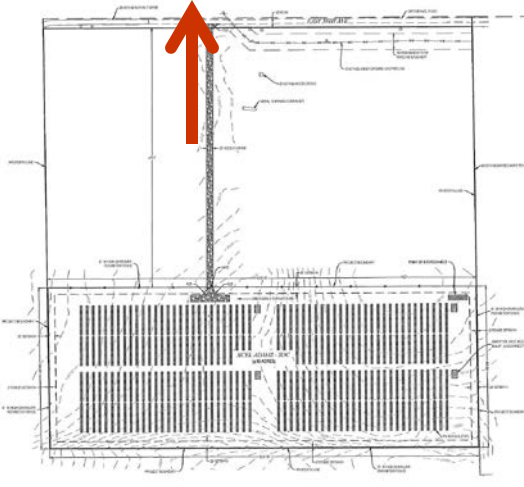
East along 38th Ave





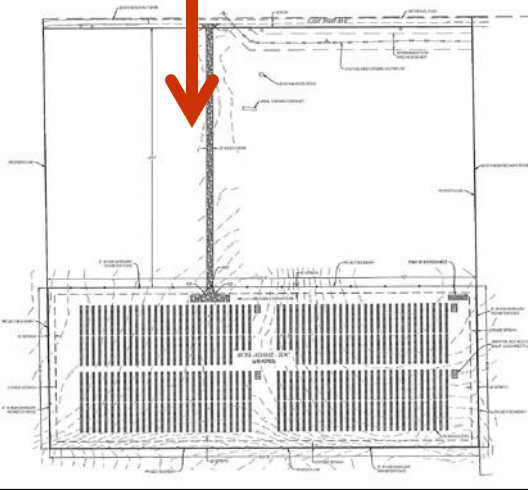
West along 38th Ave





North of site across 38th Ave





South into site



PUBLIC NOTICE
CASE NO. _____ POSTING DATE _____
A PUBLIC HEARING HAS BEEN SET BY ADAMS COUNTY
TO BE HELD ON _____ AT _____
IN THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS OFFICE

West along 38th Ave



- Low visibility
- Blends with topography

South along Imboden





Recommendation

- The request is consistent with:
 - Surrounding area
 - Comprehensive Plan
 - Development Standards & Regulations
- PC & Staff recommends **Approval for the extension in time for the approved solar facility** based on 8 Findings-of-Fact & 3 Conditions

Findings of Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Findings of Fact

5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Conditions

1. This conditional use permit shall expire on December 15, 2037.
2. No landscaping or screen fencing shall be required with development of the 15-acre conditional use permit site area.
3. The solar panels on-site shall be removed when the conditional use permit expires, unless an extension or renewal is granted by the Board of County Commissioners.