


Kiowa-52 Solar

PRC2019-00004

Vicinity of East 56th Avenue & Kiowa-Bennett Road

October 15, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Greg Barnes



Requests

Conditional Use Permits to allow:

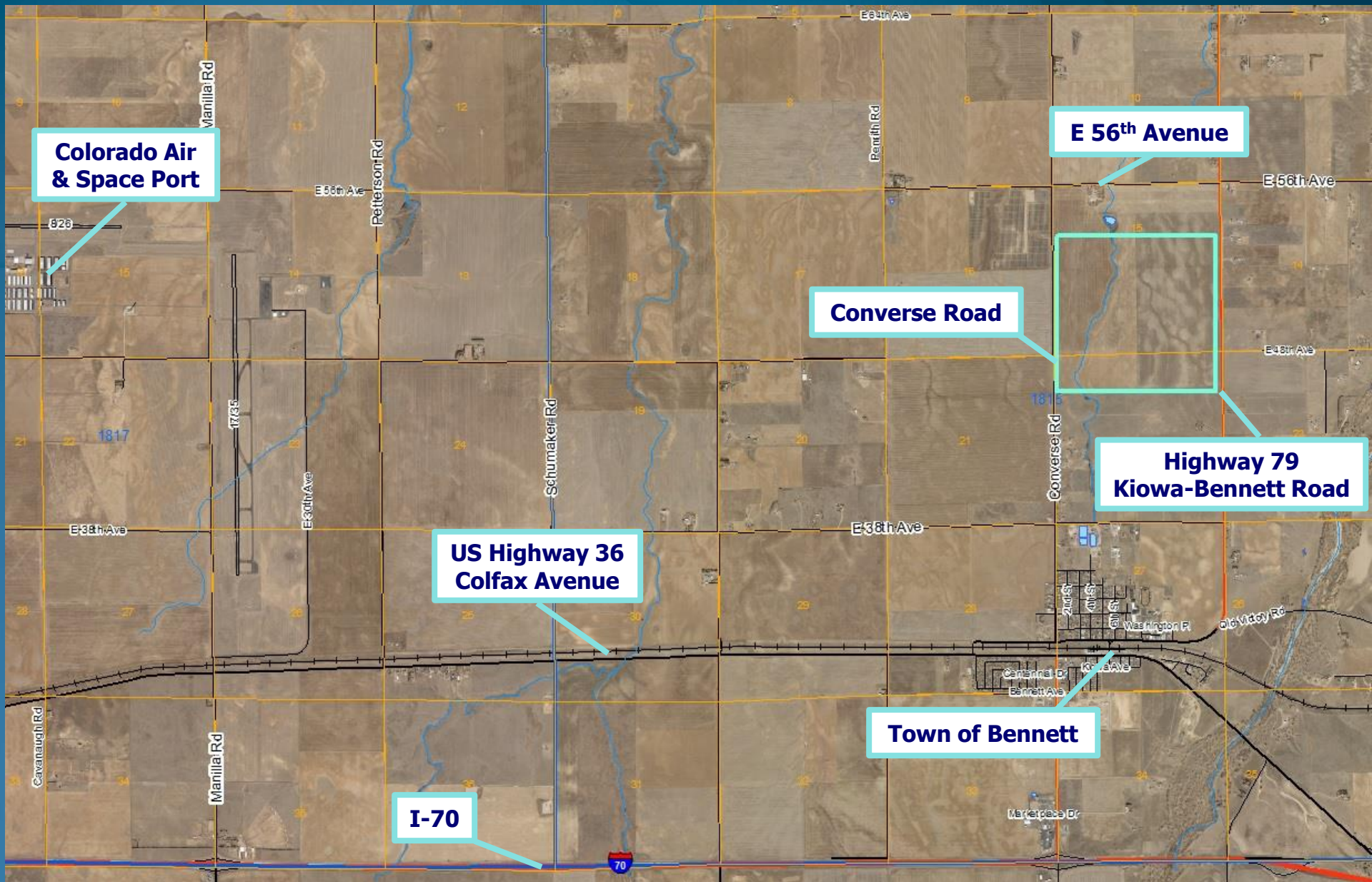
- Solar garden facility on in the Agricultural-3 (A-3) zone district
- Utility substation in the A-3 zone district
- Approximately 600 acres

Background

October 17, 2017

- Board of County Commissioners approved request
- Approval expired after one year, if building permit not obtained
- Substantially the same request, as subject application

AERIAL MAP



**Colorado Air
& Space Port**

E 56th Avenue

Converse Road

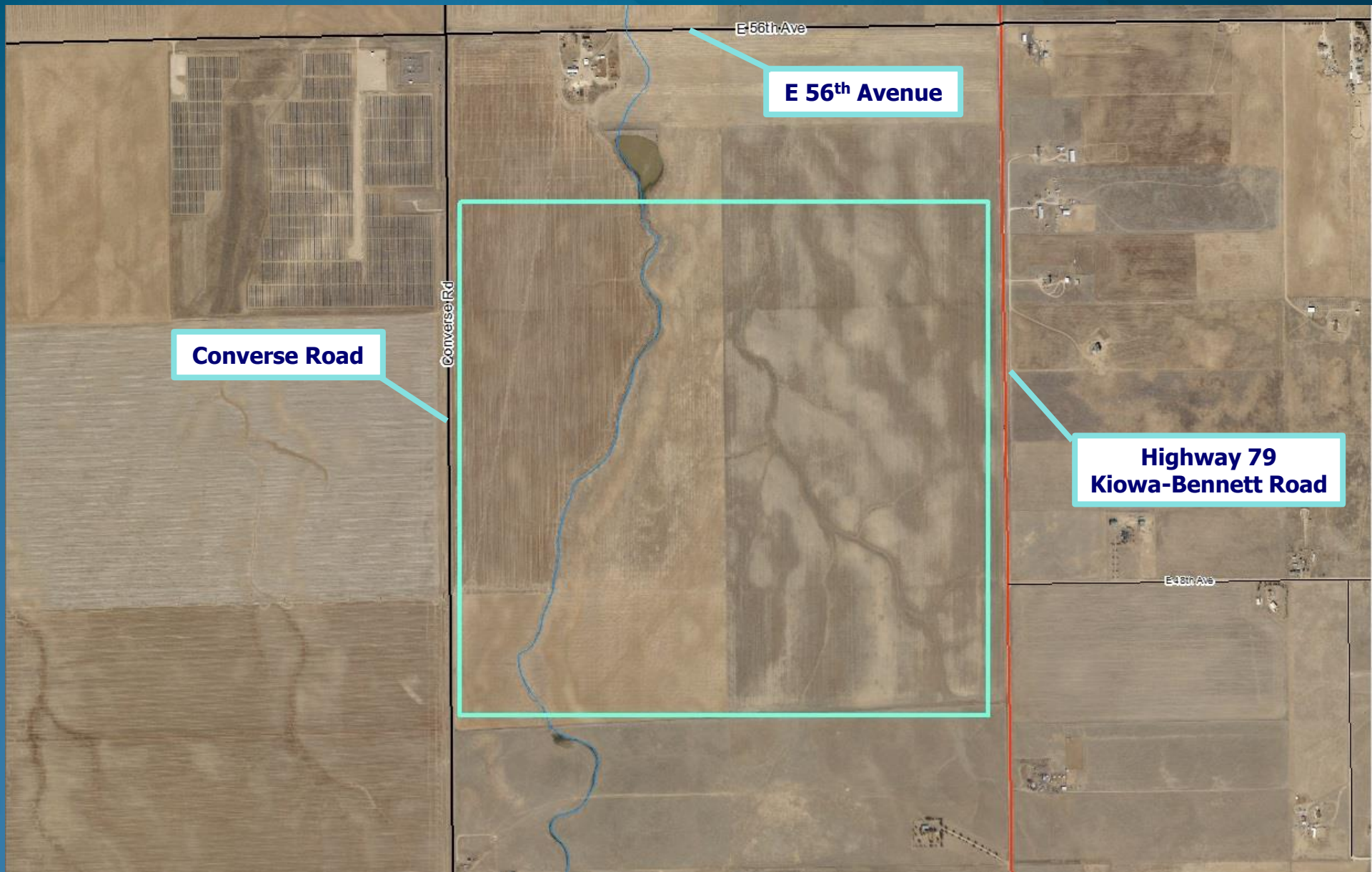
**Highway 79
Kiowa-Bennett Road**

**US Highway 36
Colfax Avenue**

I-70

Town of Bennett

AERIAL MAP



E 56th Ave

E 56th Avenue

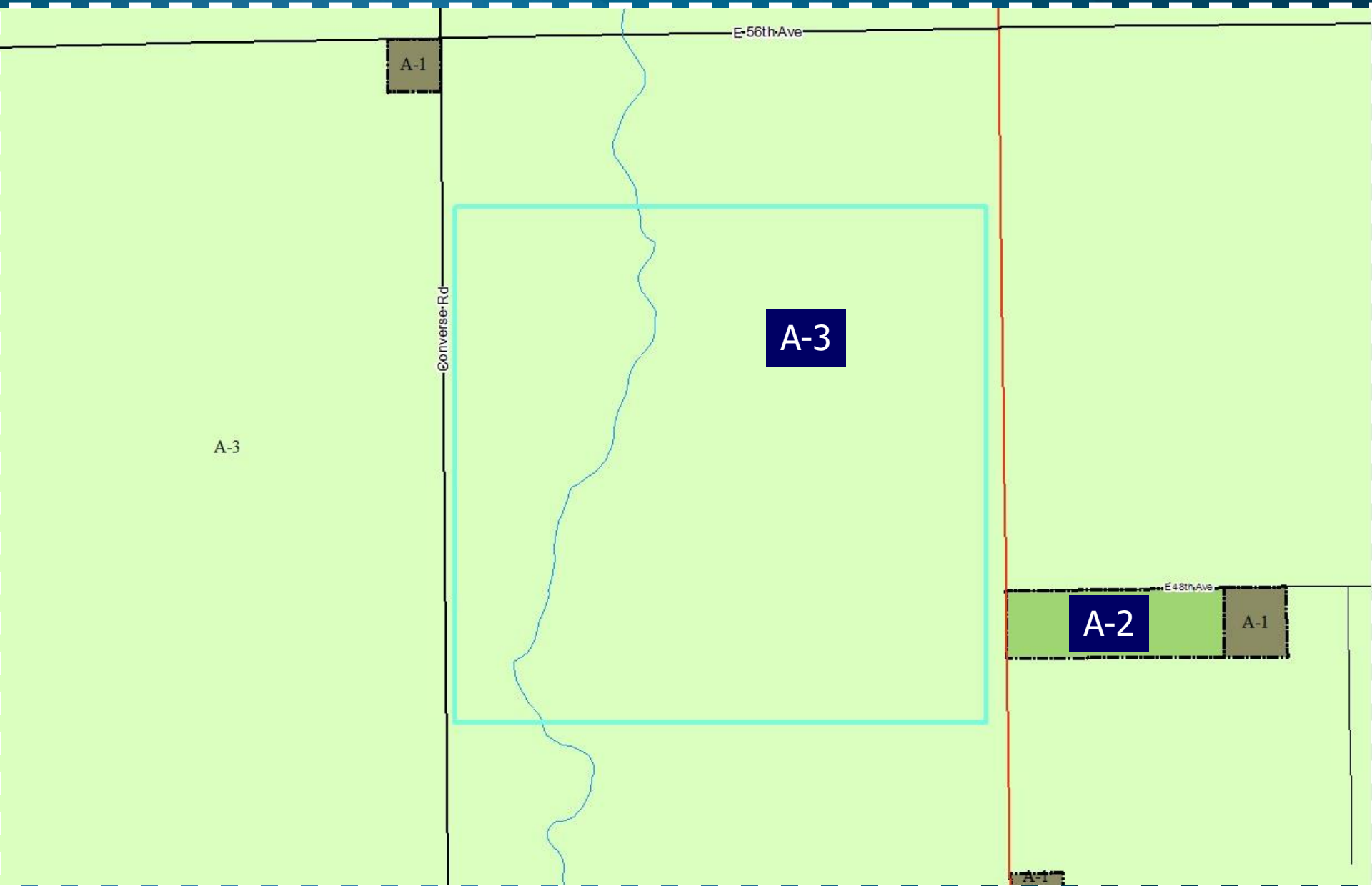
Converse Road

Converse Rd

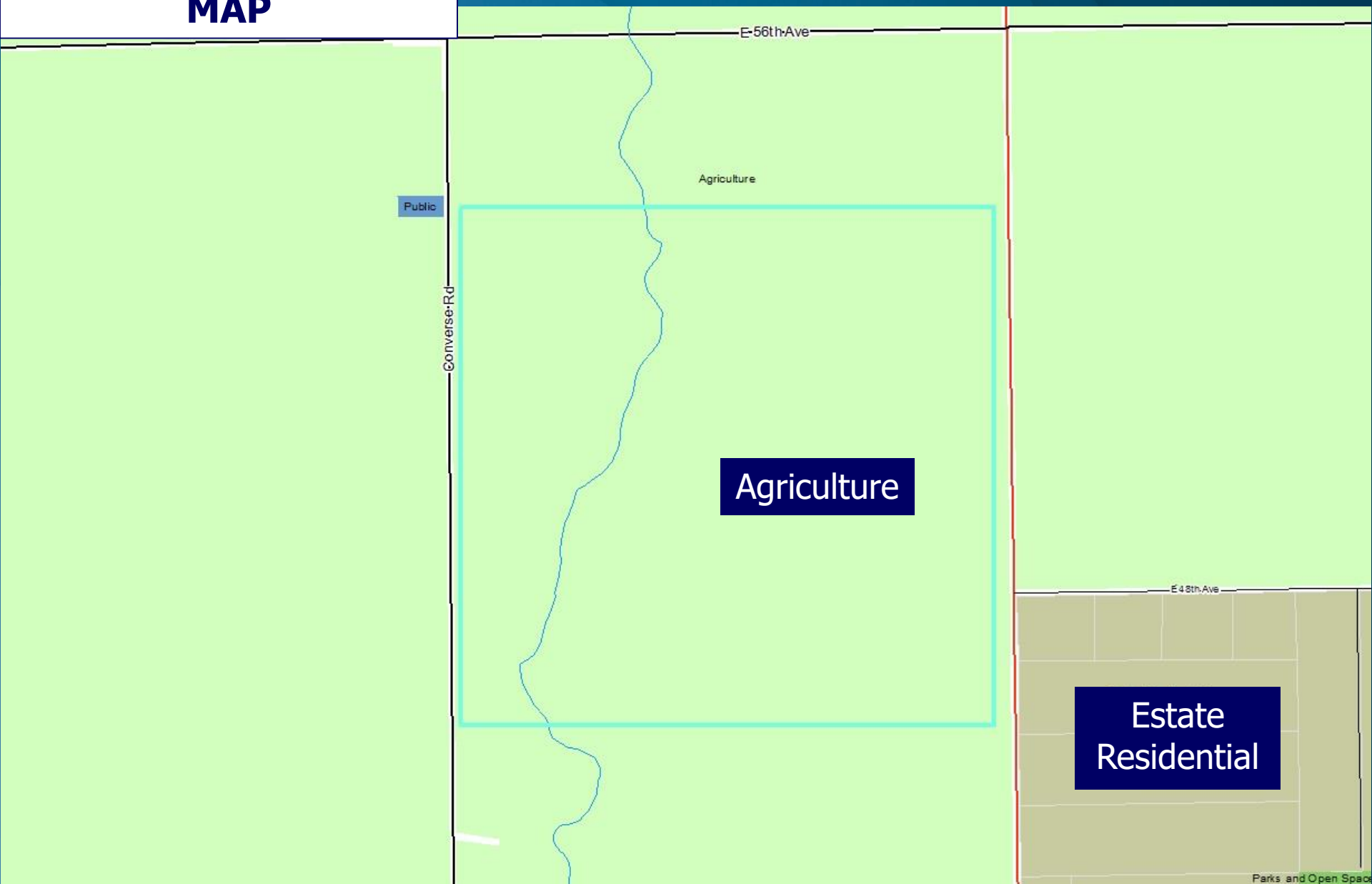
**Highway 79
Kiowa-Bennett Road**

E 48th Ave

ZONING MAP



FUTURE LAND USE MAP

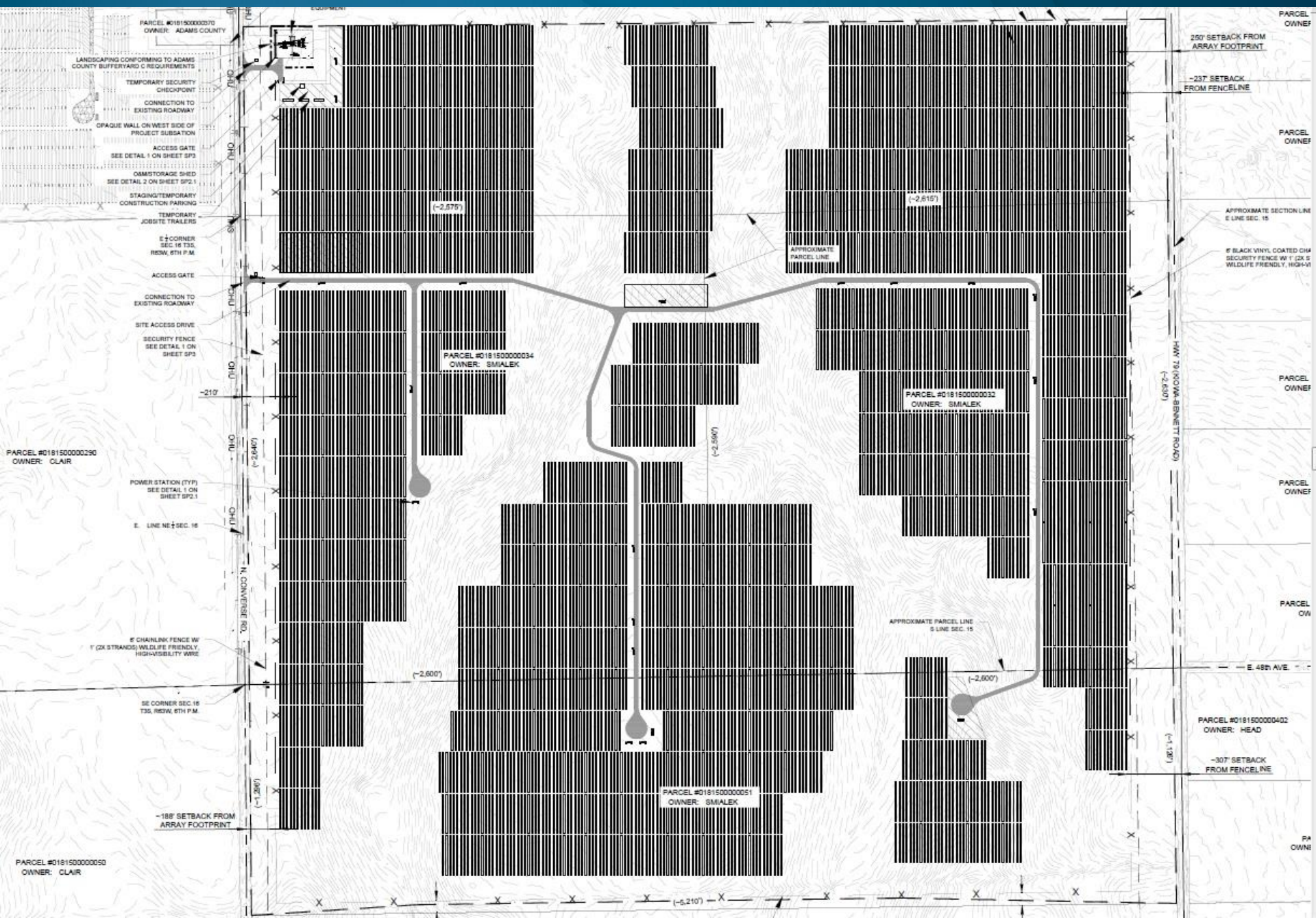


Criteria for Conditional Use Permits

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

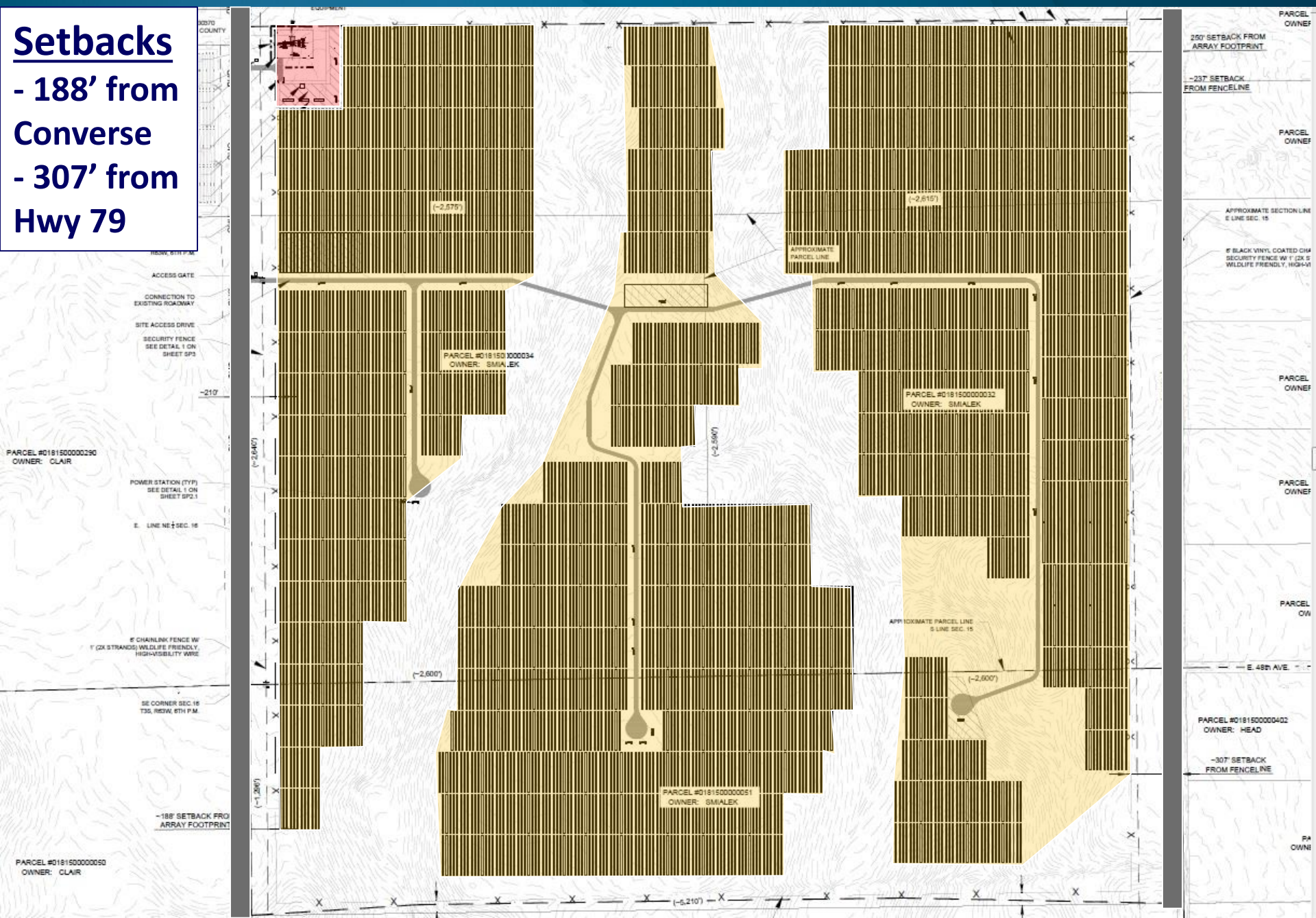
APPLICANT'S SITE PLAN

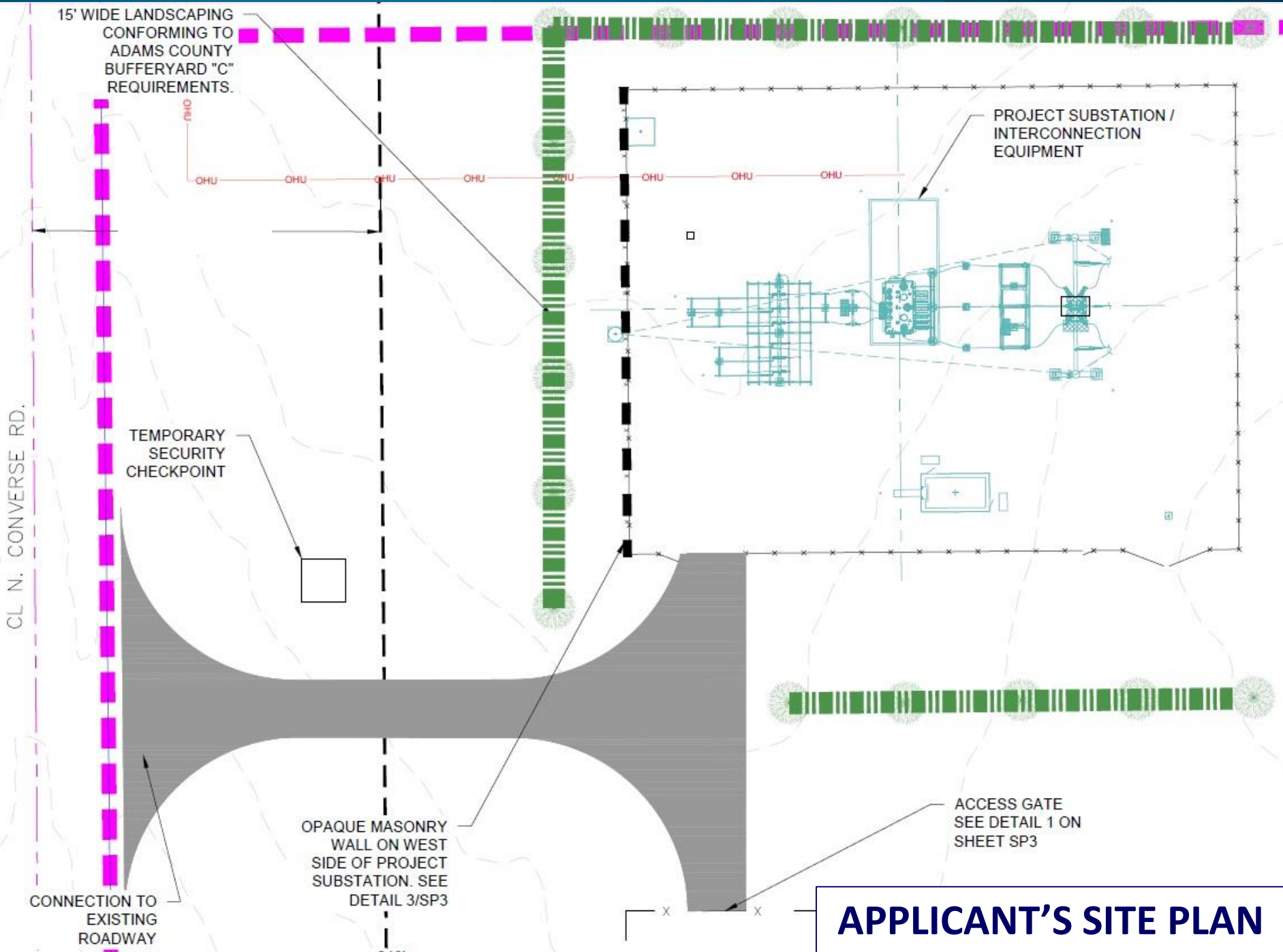


APPLICANT'S SITE PLAN

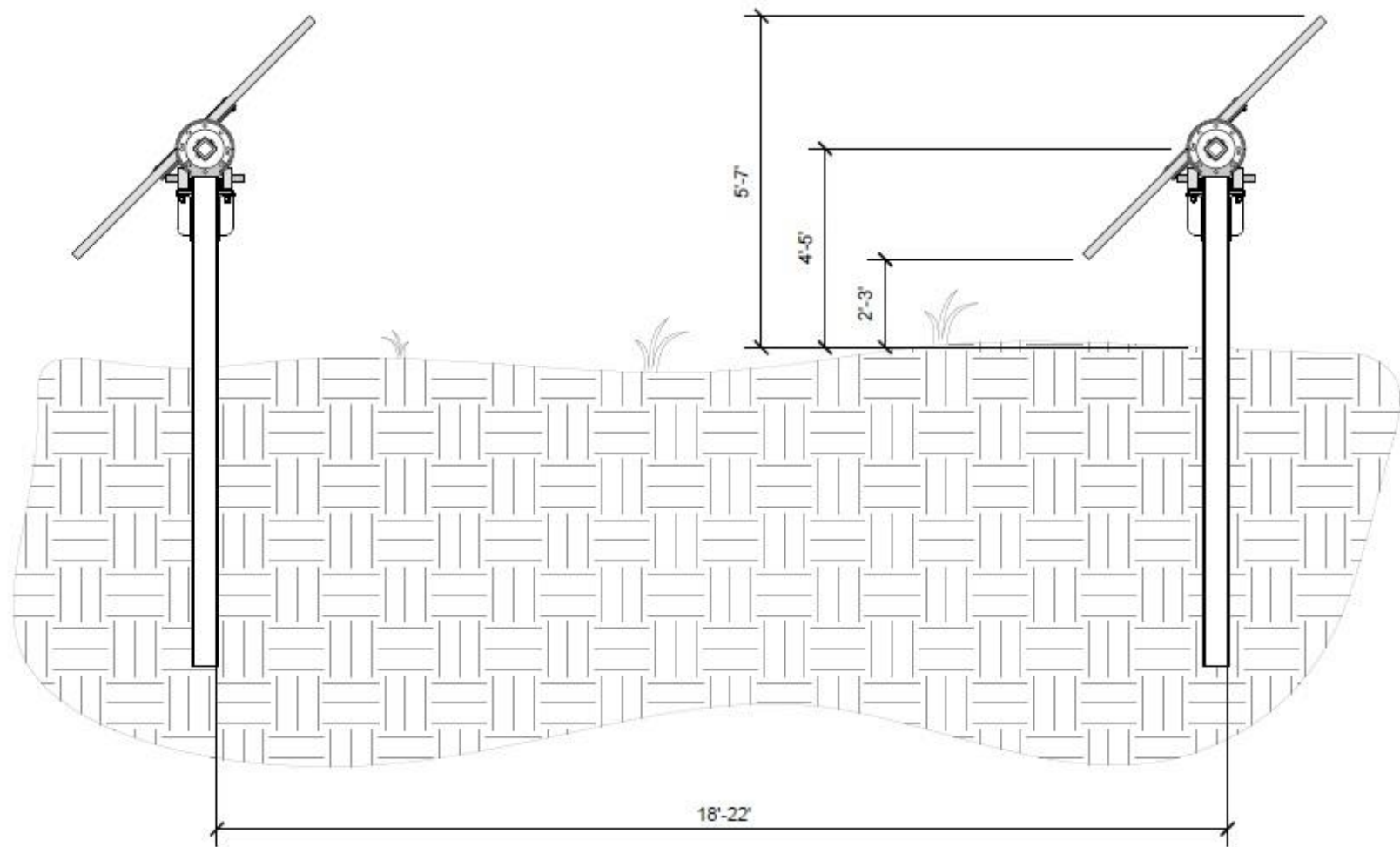
Setbacks

- 188' from Converse
- 307' from Hwy 79





APPLICANT'S SITE PLAN

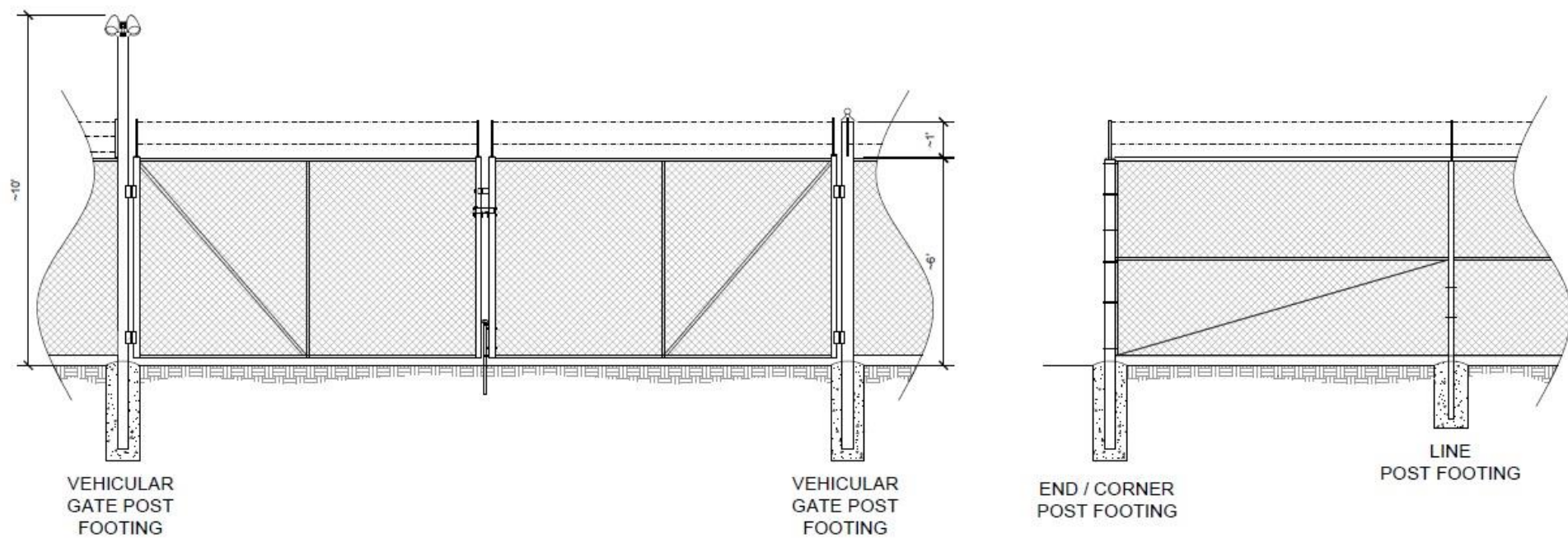


2
SP2.2

TYPICAL TRACKING ARRAY - SIDE ELEVATION
SCALE: NTS

APPLICANT'S SITE PLAN

APPLICANT'S SITE PLAN



1

SP3

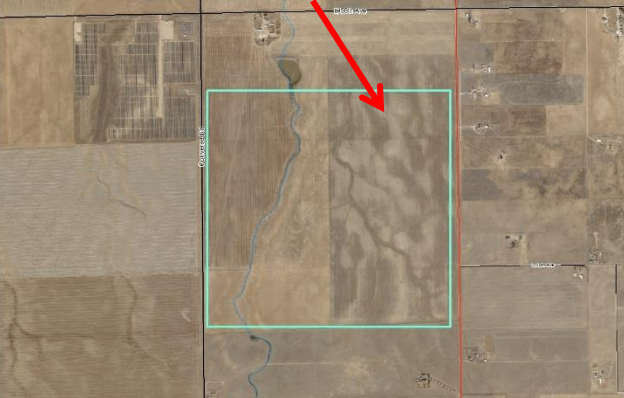
GATE & TYPICAL FENCE DETAILS

SCALE: NTS

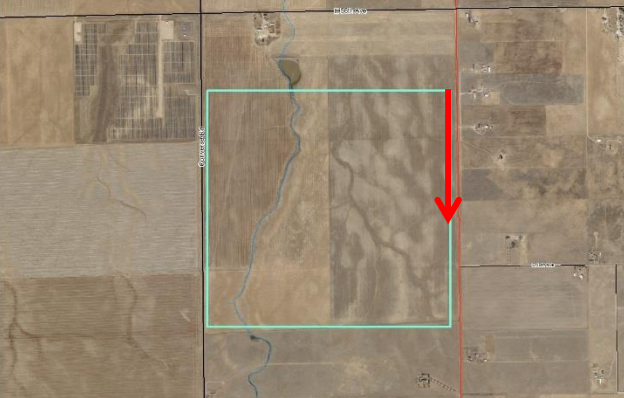
NOTES:

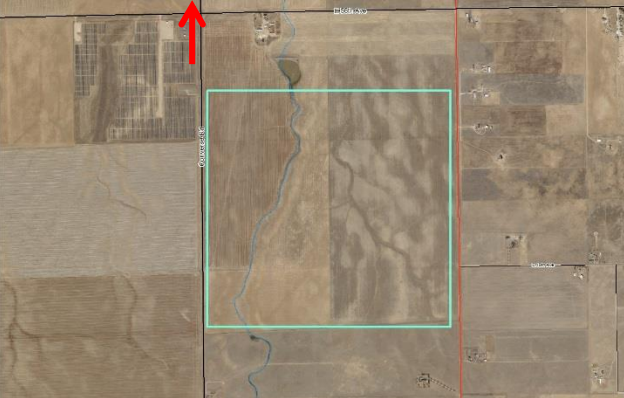
1. FENCE WILL BE GALVANIZED CHAIN LINK WITH 2" MESH, 9 GAUGE.
2. TOP TWO WIRES WILL BE HIGH VISIBILITY FOR WILDLIFE CONSIDERATIONS PER RECOMMENDATIONS OF COLORADO PARKS AND WILDLIFE
3. EAST SIDE FENCE WILL BE BLACK VINYL-COATED CHAIN LINK WITH 2" MESH, 9 GAUGE

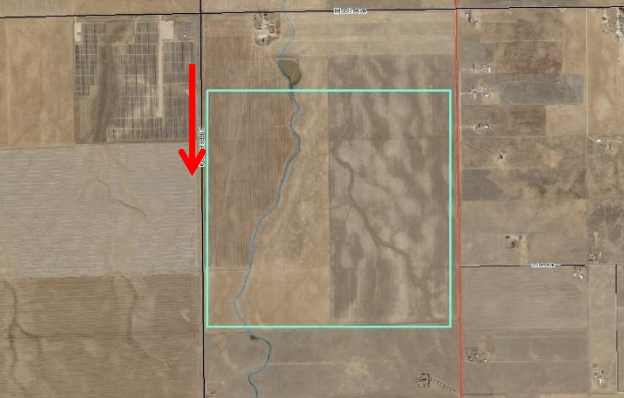












Referral Period

Public Notice

Notices sent*	# of Comments Received
52	4

* Property owners and residents within ½ mile were notified

Public Comments

- One letter of support, from property owner
 - Solar development reduces demand on services, provides tax value to community
- Three letters of opposition/concern:
 - Compatibility, Health Concerns, Noise, Wildlife, Decrease of property values, setbacks, public safety, Loss of views

Referral Agency Comments

TCHD & Colorado Division of Parks & Wildlife provided comments that were used to draft conditions of approval.

PC Update

(PRC2019-00004 - Kiowa-52 Solar)

- Public Hearing on September 26th
- No members of the public were present to testify
- Questions:
 - Construction Timeline
 - Landscape maintenance

Recommendation

(PRC2019-00004 - Kiowa-52 Solar)

- Approval of both Conditional Use Permits with 8 Findings-of-Fact, 6 Conditions, and 2 Notes

Recommended Conditions

1. This conditional use permits shall expire on October 15, 2041 (22 years).
2. The applicant shall construct the site in conformance with the approved site and landscape plans illustrated in Exhibit 3.2.
3. A building permit shall be required for any fence associated with the site.
4. The solar panels on-site shall be removed when the conditional use permit expires, unless an extension or renewal is granted.
5. The applicant shall comply with all the requirements specified by the Colorado Department of Natural Resources' Division of Parks & Wildlife provided in their letter dated May 20, 2019, including surveying the site for nesting birds, swift foxes, prairie dogs, and burrowing owls if installation of panels occurs between March 15th and July 31st of the year.
6. The applicant shall comply with all the requirements specified by the Tri-County Health Department provided in their letter dated May 28, 2019, including the use of portable bathroom facilities and trash enclosures during construction.

Recommended Notes

1. This conditional use permit shall expire within one year of approval (October 15, 2020), if a building permit is not obtained for the development.
2. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.