

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-17

APPROVING A USE BY SPECIAL REVIEW FOR SUN SOLAR, LLC FOR A SOLAR FACILITY TO BE KNOWN AS “DOVE SOLAR ARRAY” AND SITUATED IN PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 31.28 ACRES

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is the governing body of the Town and is vested with authority to administer the affairs of the Town; and

WHEREAS, Sun Solar, LLC, a Colorado limited liability company, submitted an application to the Town for a use by special review for a solar facility to be known as “Dove Solar” and situated in part of the North Half of the Northeast Quarter of Section 16, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, consisting of approximately 31.28 acres, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (“Property”); and

WHEREAS, by Ordinance No. 2023-244, the Town Council approved the annexation of the Property; by Ordinance No. 2023-245, the Town Council approved planned unit development – mixed use (PUD-MU) zoning of the Property; and, by Ordinance No. 2023-246, the Town Council approved the Dove Solar Outline Development Plan (“ODP”) for the Property; and

WHEREAS, on February 15, 2023, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the use by special review; and

WHEREAS, on March 20, 2023, the Town Council held a public hearing and, after considering the Planning and Zoning Commission’s recommendation, reviewing the file, and conducting such public hearing, found that the special use is consistent with the Town’s Comprehensive Plan and compatible with existing surrounding and probable future land uses, and that the special use will not cause an unreasonable demand on the Town’s services, unreasonably affect traffic flow and parking or adversely affect the general public welfare; and

WHEREAS, based on the foregoing, the Town Council desires to approve the use by special review.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1: Sun Solar, LLC’s application for a use by special review for a solar facility to be known as “Dove Solar” on the Property is hereby approved.

Section 2: This Resolution shall be effective upon the effective date of the annexation of the Property.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2023.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Gary Lebsack, Mayor