



Town of Johnstown

DOVE SOLAR

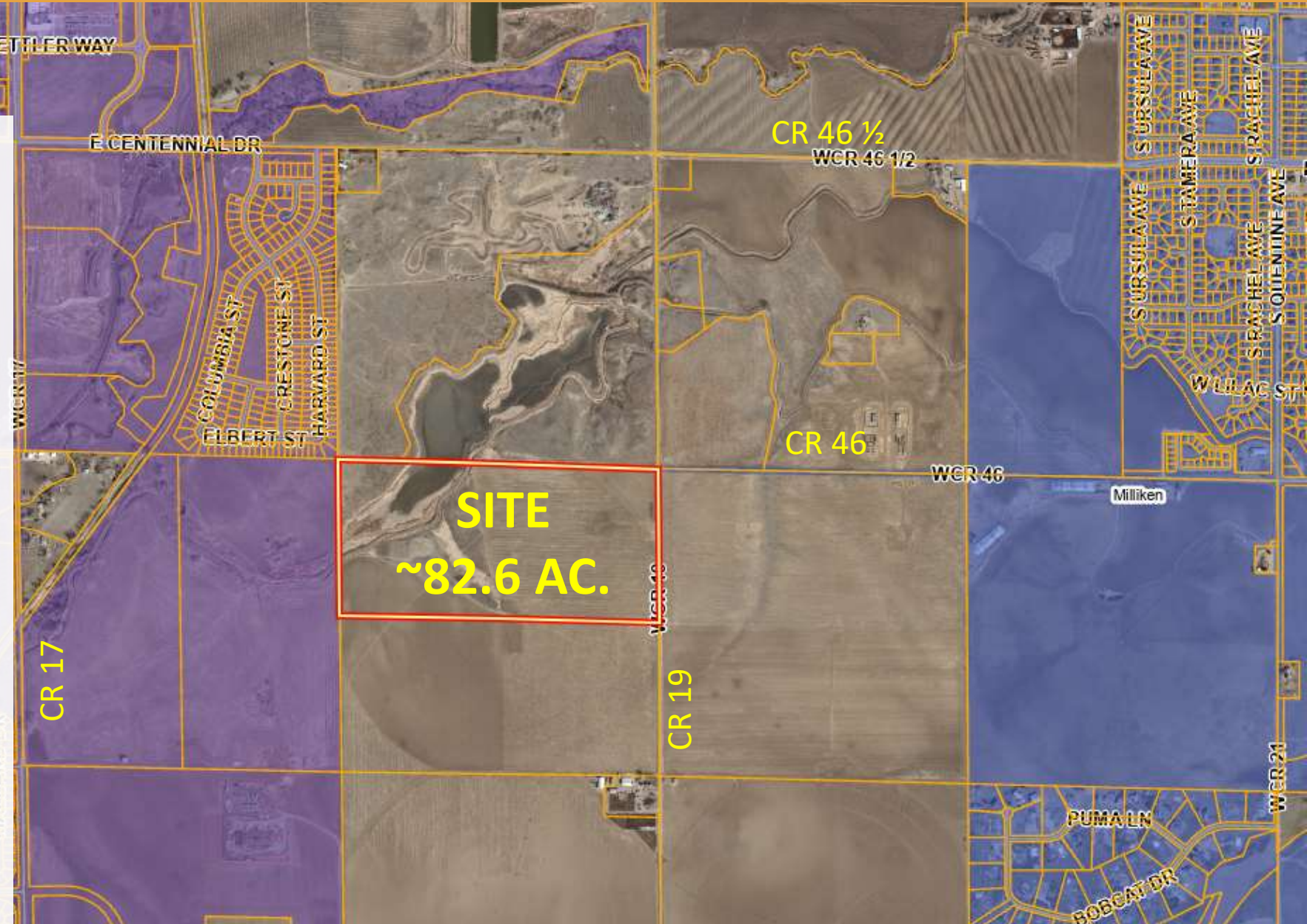
Outline Development Plan (ODP)

TOWN COUNCIL

April 3, 2023

VICINITY MAP

- West of CR 19
- ½ mile south of CR 46 ½
- Approx. 82.6 Acres
(2 proposed halves E - W)
- Current in Weld County:
Zoned A (Agricultural)
- Hillsboro Ditch & Little
Thompson Reservoir
bisect site

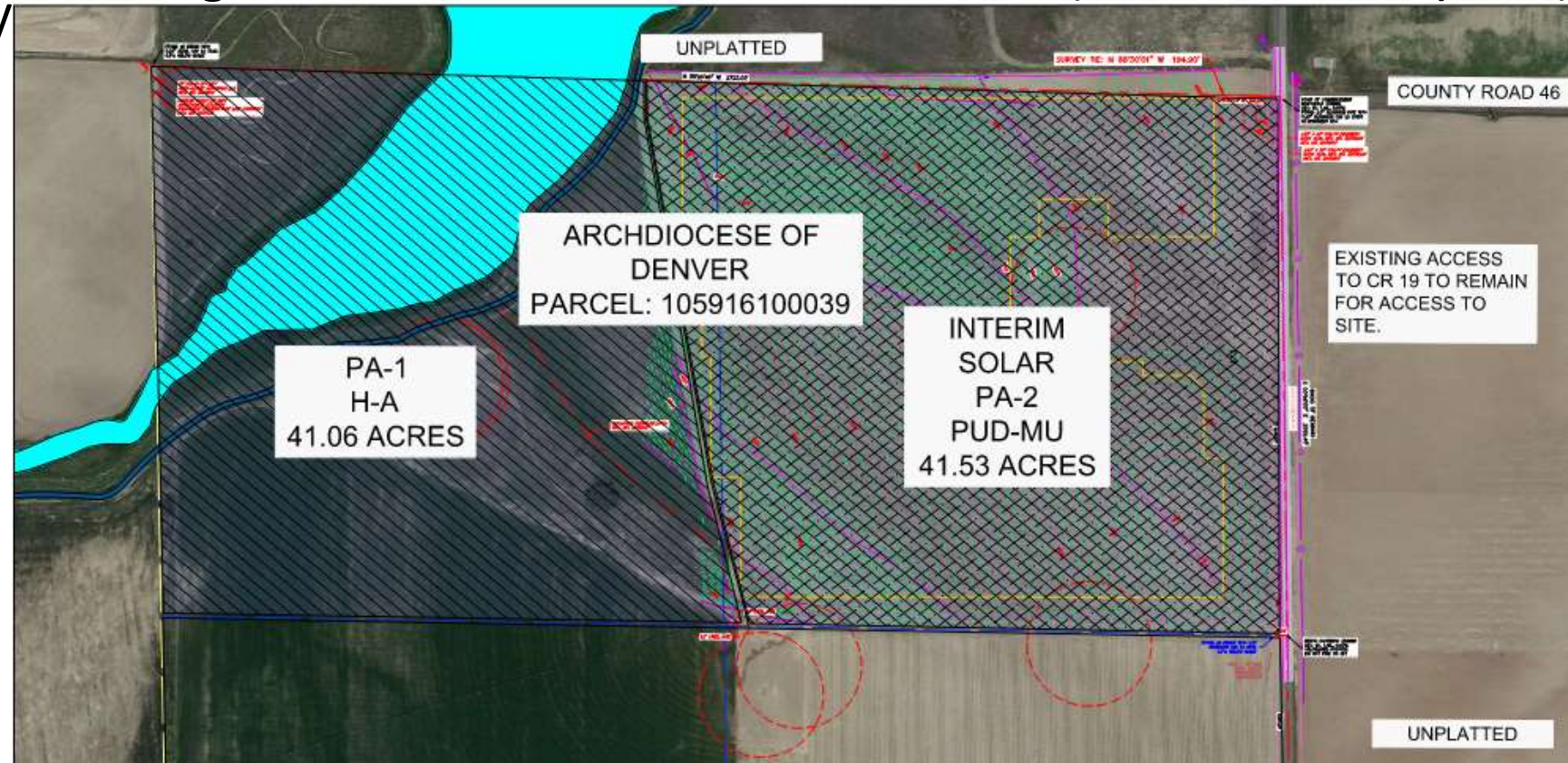


OUTLINE DEVELOPMENT PLAN

- ODP includes minimum standards for the solar facility (setbacks, fencing, seeding)
- Future rezoning and subdivision required for further site development
- The proposed uses in this ODP do not require any utility, transportation, or other public services.

- PA-1 ~41 AC
- Agricultural Area

- PA-2 ~41 AC
- Solar Use Area (Interim; 20-40 years)

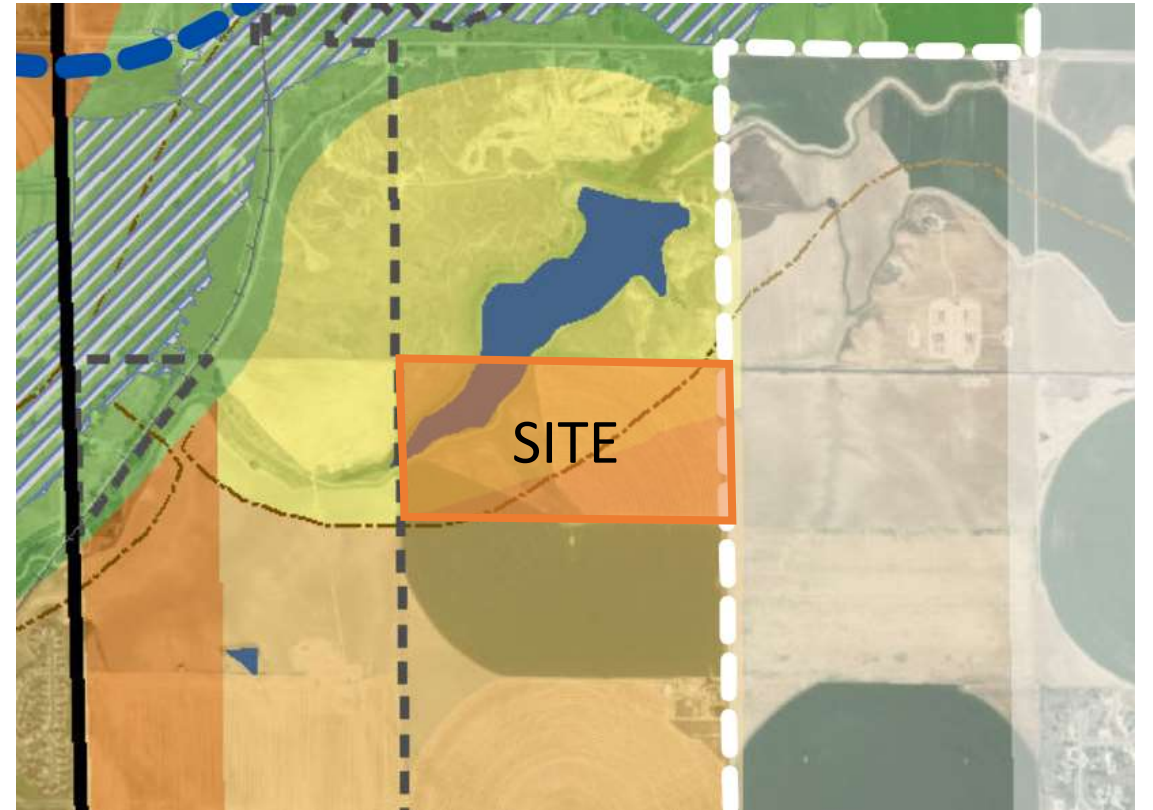


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STAFF ANALYSIS

- Johnstown Review Committee (JRC) included Town staff, Town traffic, civil, and water engineers, Weld County, Milliken, LTWD, Xcel, TDS, Weld School Dist RE-5J
- The Outline Development Plan is in conformance with Town codes, standards and regulations.
- PZC recommends Approval



Low intensity uses (ag & solar) are in alignment with the Johnstown Area Comprehensive Plan



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