



Town of Johnstown

DOVE SOLAR ARRAY PROJECT

Use by Special Review (USR)

TOWN COUNCIL

April 3, 2023

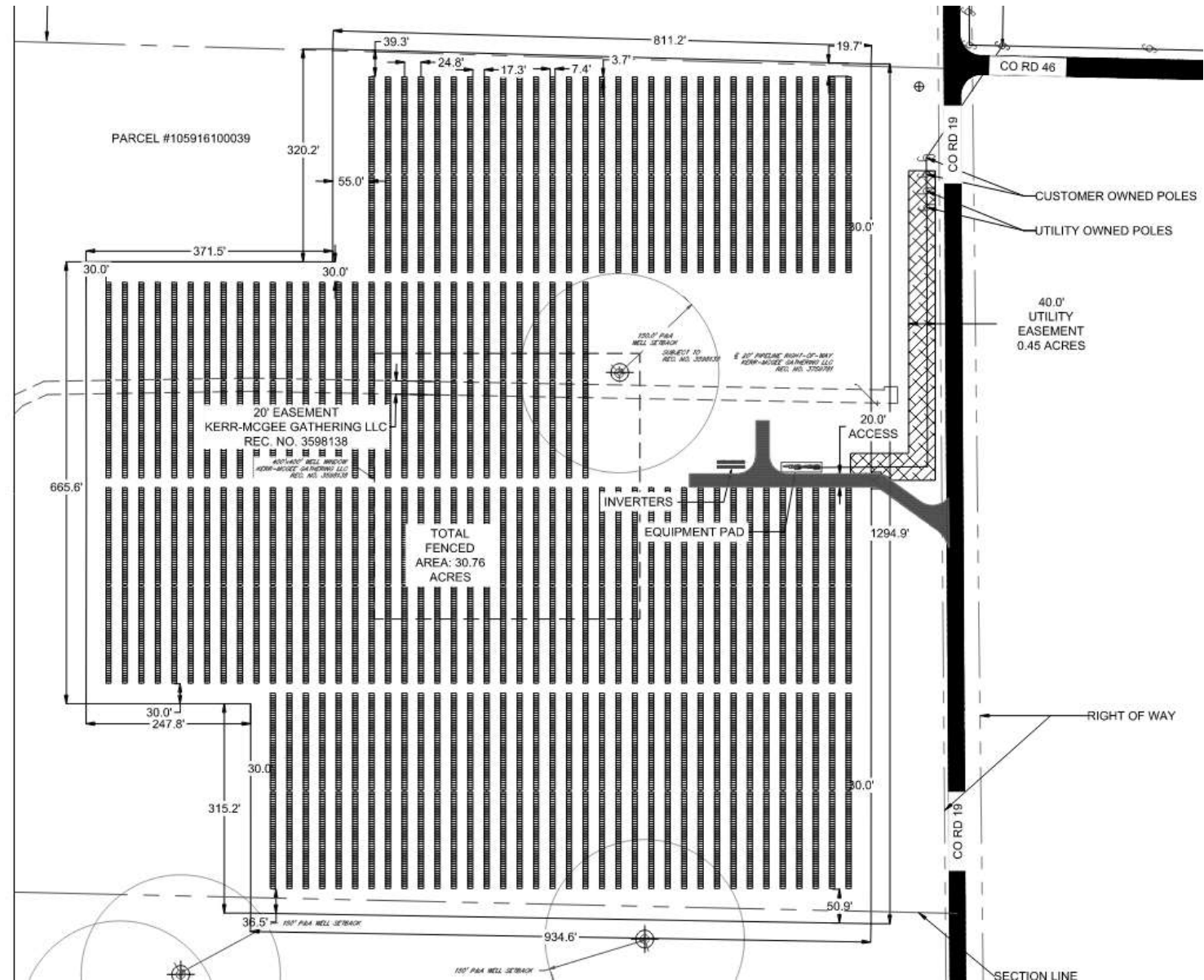
VICINITY MAP

- West of CR 19
- ½ mile south of CR 46 ½
- Within the proposed Dove Solar ODP
- Approx. 41 Acre parcel to contain the proposed 30 Acre Solar Facility
- Ditch & Reservoir not affected by USR



SITE PLAN

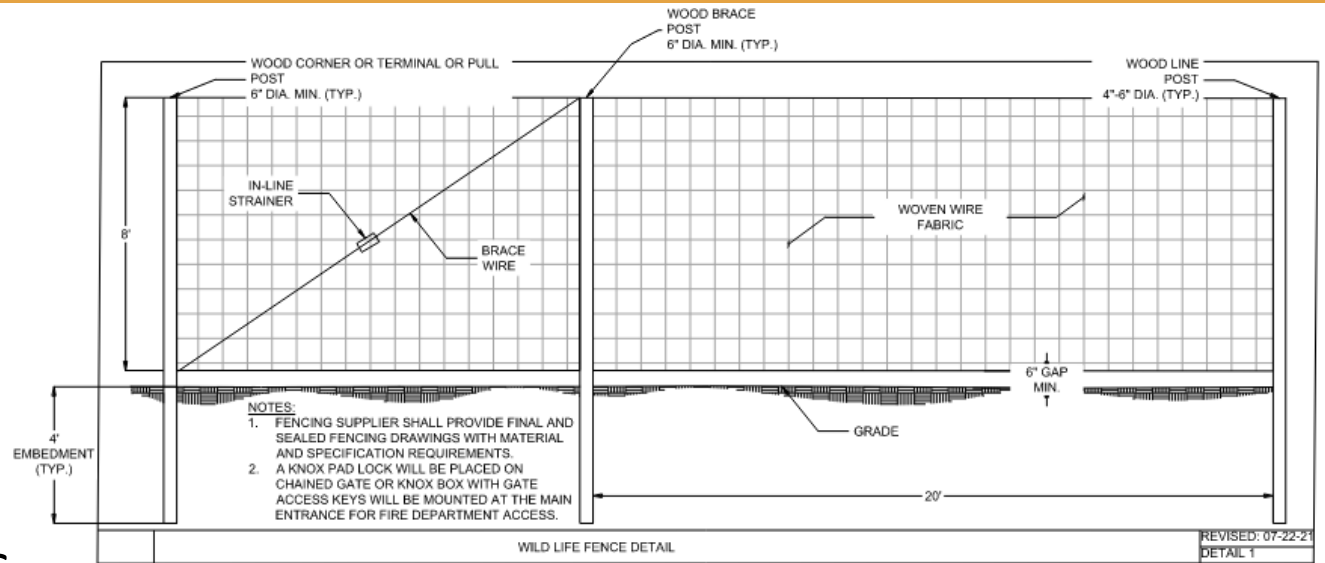
- 5 MW-AC Solar Facility
- 142 rows/11,000 modules
- 10' Max height of equipment
- 40-year term on USR permit
- 20 Year contract with Xcel, may be renewed.
- Access via private drive w/ Hammerhead per Fire Code
- Oil and gas facilities integrated
- 20' wide gravel access road w/ gate & vehicle tracking control



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LANDSCAPE & SCREENING PLAN

- Existing Ag along nearby County Roads
- 1400' to nearest residence
- 8' Wildlife Fencing (4" mesh)
- Native seed under panels
- Dust/weed & Decomm/Reclam Plans
- Electric cabling to be buried
- Front fence to be setback 45-70' from ultimate ROW, Additional 30' to solar equipment.

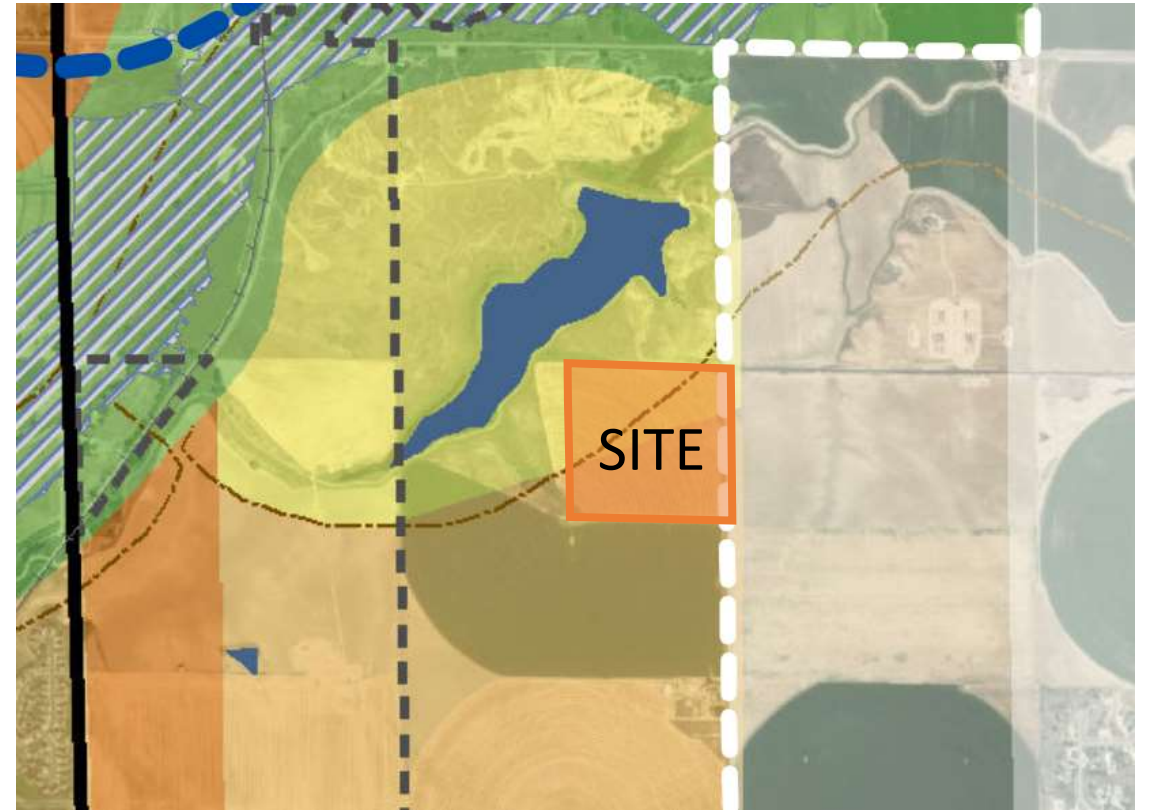


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STAFF ANALYSIS

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



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



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