



Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: April 3, 2023

SUBJECT: Ordinance 2023-246 Approving the Outline Development Plan for Dove Solar

ACTION PROPOSED: Hold Public Hearing and Consider Ordinance 2023-246 Approving the Outline Development Plan for Dove Solar, on First Reading

ATTACHMENTS:

1. Ordinance 2023-246
2. Vicinity Map
3. Dove Solar Outline Development Plan (ODP)
4. PZC Agenda Memorandum
5. Staff Presentation

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town has received an application for consideration of the Dove Solar Outline Development Plan (ODP) encompassing approximately 82.6 acres of land known as the Archdiocese Annexation Nos. 1 and 2. The property is west of Weld County Road 19, and north of Weld County Road 44, adjacent to and encompassing portions of the Little Thompson/Hillsborough reservoir (Attachment 2).

The proposed Outline Development Plan shows the intent to develop an interim use for a community solar facility, proposed as a Use by Special Review, on about 30 acres of the eastern half of the site with farming and ag operations continuing on the remaining portions, in H-A zoning, until future development occurs. (Attachment 4)

The Planning & Zoning Commission (PZC) held a public hearing on February 15, 2023, to consider the annexation, zoning, ODP, and the USR. The Planning & Zoning Commission Agenda Memorandum (Attachment 4) provides background and historical use of the property.

Based upon the materials submitted, analysis, and findings, the PZC recommends approval of the Dove Solar Outline Development Plan to the Town Council.

The Community That Cares

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The Johnstown Review Committee reviewed this project and provided redlines and comments, which have been adequately addressed by the Applicant. Staff has no remaining outstanding concerns.

This item was postponed from the March 20, 2023 meeting.

LEGAL ADVICE:

Ordinance was prepared by the Town Attorney

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Planning & Zoning Commission recommends, and Staff agrees with, approval of Ordinance 2023-246 Approving the Outline Development Plan for Dove Solar, on First Reading.

SUGGESTED MOTIONS:

For Approval

I move to approve Ordinance 2023-246 Approving the Outline Development Plan for Dove Solar, on First Reading.

For Denial

I move that the Town Council deny Ordinance 2023-246.

Reviewed and Approved for Presentation,



Town Manager