

Town of Johnstown

DOVE SOLAR ARRAY PROJECT USR

Use by Special Review (USR)
TOWN COUNCIL
April 17, 2023

VICINITY MAP

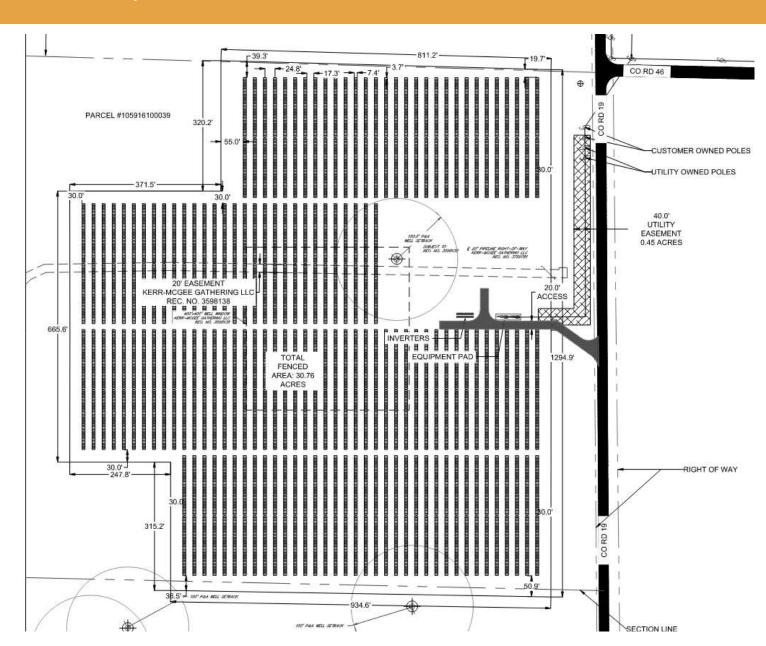
- •West of CR 19
- •1/2 mile south of CR 46 1/2
- Within the proposedDove Solar ODP
- Proposed 31 Acre SolarFacility
- Ditch & Reservoir not affected by USR



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

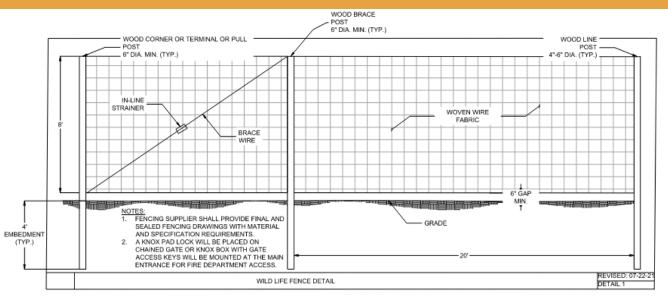




LANDSCAPE & SCREENING PLAN

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



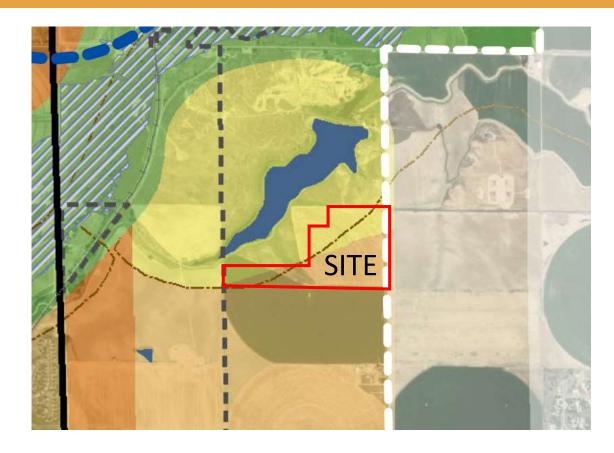




STAFF ANALYSIS

- •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