Case Name: Kiowa-52 Solar
Project Number: PRC2019-00004

May 13, 2019

The Adams County Planning Commission is requesting comments on the following applications:

Two conditional use permit applications at allow: 1) utility substation in the Agricultural-3 zone district (RCU2019-00023); 2) solar energy facility in the Agricultural-03 zone district RCU2019-00024). The Assessor's Parcel Numbers are: 0181500000032, 0181500000034, 0181500000051, 01815000000246.

Applicant Information: KIOWA SOLAR LLC/JSI CONSTRUCTION GROUP LLC
DAVID KIMMETT
1710 29TH ST
#1068
BOULDER, CO 80301

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by 06/03/2019 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner II
WRITTEN EXPLANATION OF PROJECT

Project Overview

juwi Inc, a Colorado solar facility development and construction company, is pursuing the design, build, and operation of the Kiowa Solar Project for generating and selling (to an electric utility) solar photovoltaic generated power, coupled potentially with battery storage of energy for optimal use and generation.

Kiowa Solar LLC (the “Company”), a subsidiary of juwi Inc, is seeking a Conditional Use Permit to build the Kiowa Solar Project (the “Project”) on land owned by Dennis and Beth Ann Smialek. The Project would be adjacent to the Intermountain Rural Electric Association (IREA)-owned Victory Substation and the existing Victory Solar Project, and would be located on Parcel Numbers 0181500000246, 0181500000034, 018150000032, and 018150000051; they are contiguous parcels of land located south of East 56th Ave, east of North Converse Road, and west of Highway 79 (Kiowa-Bennett Road), in Adams County, CO. Electricity from the project will be interconnected directly to the adjacent electric transmission line along North Converse Road or at the Victory Substation, both owned by IREA.

The economic impact of Kiowa Solar, though not readily quantifiable, will be substantive. Whether in the form of local construction spending, locally-sourced construction labor, or local services contracts, significant monetary expenditures and revenue can be anticipated within Adams County, the Town of Bennett, and surrounding environs.

The Project will utilize approximately 600 acres of land, and will have the capacity to produce approximately 64 Megawatts AC (MWac) of power. The land inside the perimeter fence will be used solely for the purposes of the solar project. An agreement between the electric utility company and the Project will be pursued in the near future, which will provide for a maximum expected facility life of 35 years. A site location map is included with this CUP application as an attachment.

Kiowa Solar was granted a CUP by the Adams County Board of County Commissioners, under Case #RCU2017-00028, on October 17, 2017 with a unanimous vote of approval. Unfortunately, the Company was not able to meet the fourth Condition of Approval, namely the issuance of a building permit from Adams County within one year following the CUP approval date. Construction feasibility, however, is now in sight and as such the Company feels confident in pursuing a CUP for a second time on this exciting opportunity for both the County and the Company.