



Request for Comments

Case Name: Adams County Wind Meterological Tower
Case Number: VSP2020-00005

February 25, 2020

The Adams County Board of Adjustment is requesting comments on the following application:
Variance from the height restriction of the A-3 zone district to construct a 197-foot meteorological tower. This request is located at Assessor's Parcel Number 0180700000030.

Owner Information: DOWNING FAMILY LIMITED
LIABILITY COMPANY
18761 ROAD Q 5
FORT MORGAN, CO 80701

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 March 18, 2020 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 TDimperio@adcogov.org.

Once comments have been received and the staff report written, the staff report may be forwarded to you. 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.

Thomas Dimperio
Planner I

#4 Hardship Statement:

**Adams County Wind, LLC
Adams County Temporary Meteorological Tower Installation**

- 1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness or slope.**

N/A

- 2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.**

N/A

- 3. Granting the variance will not confer on the applicant any special privilege.**

A site very close to parcel #0180700000030 was previously developed and permitted for wind project construction (major energy facility) by Florida Power and Light (aka NextEra Energy). The case number for this permit is RCU2005-00008. The site has not changed since the prior permit issued. Because the county has previously allowed another applicant to permit a major energy facility near this property and the Met Tower will be much less obtrusive than a major energy facility, granting this height variance will not confer on the applicant any special privilege.

- 4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.**

The purpose of a meteorological tower is to measure weather conditions, particularly wind speeds and directions at different heights, to help determine the viability of the location for a future wind energy project. The tower has to be taller than the maximum allowed height of 70 feet in an Agricultural-3 District in order to accurately record the necessary wind data needed to do this analysis.

- 5. The special circumstances or hardship is not self-imposed.**

The necessary specifications for a Met Tower and the height limit imposed by the county were in no way caused by Adams County Wind, LLC or the owner of the property.

- 6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.**

The purpose of constructing the Met Tower is to gather data that will help Adams County Wind, LLC determine whether the site is a viable location for a future wind energy project and, if so, the information will help determine the design of that wind energy project. Permitting and constructing a met tower is one of the first steps in developing a wind energy

project. (Adams County Wind, LLC acknowledges that any development beyond the construction the Met Tower will require separate permitting processes.) The development of a wind energy project in Adams County would be in harmony with the Adams County regulations and the Comprehensive Plan because it will (1) provide alternative energy access, furthering the county's sustainability initiatives, and (2) utilize the county's natural resources in a way that will not cause water or air pollution and can contribute to a reduction of greenhouse gas emissions. A wind energy project would also promote the economic vitality of Adams County by bringing revenue to those landowners who lease their land, creating construction jobs and operation and maintenance jobs, generating tax money for the county and bringing revenue to local businesses during the life of the project.

7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.

The proposed Met Tower would be a 60-meter (approximately 196 ft. 10 inches) temporary tubular tower that would be guyed and would take up less than one acre of land. It is a very unobtrusive structure, as seen in the photo below, and the proposed location is more than a mile from the nearest neighboring property line and more than two miles from the nearest public road. The site is all farm and grazing land, with some historic oil and gas development. There are no nearby homes, structures or businesses (excluding the High Plains Raceway). The private property on which the proposed Met Tower will be located is fenced and gated (locked) grazing land. The Met Tower will not require a road, sewer, water, or utilities and will not have a foundation.



(Photo: Renewable NRG Systems 60m XHD TallTower)

- 8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.**

The property is located in the Agricultural -3 District (A-3). A meteorological tower is a unique use of the land and is not covered in Section 3-10 of the Adams County Development Standards and Regulations as a permitted use. Adams County Wind, LLC requests that the Director of Community and Economic Development determine that the use is permitted pursuant to Section 3-05-01.

**Exhibit A
To
Variance Application**

**Adams County Wind, LLC
Adams County Temporary Meteorological Tower Installation**

1. Development Application Form

- a. Please note that the Conceptual Review for this meteorological tower (“**Met Tower**”) was done by Farm First Energy, LLC. Farm First Energy, LLC is the sole member of Adams County Wind, LLC, the applicant for this Variance.
- b. The location of the met tower listed in the conceptual review was on parcel number 0180700000029. Since then we moved the proposed location of the met tower slightly to the west, putting it in parcel number 0180700000030. The changed proposed location is in the same section of land as the original location, it is owned by the same entity and is covered under the same Renewable Energy Development and Operations Agreement.

2. Application Fees: Paid

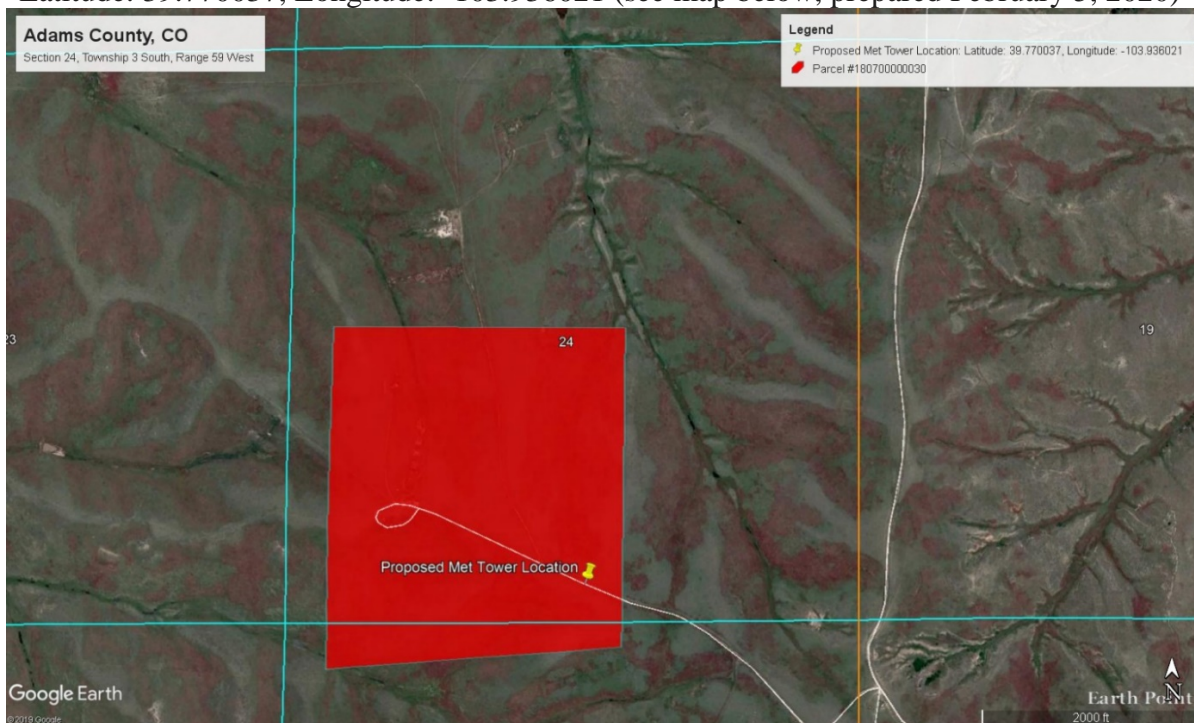
3. Number of variances requested: 1

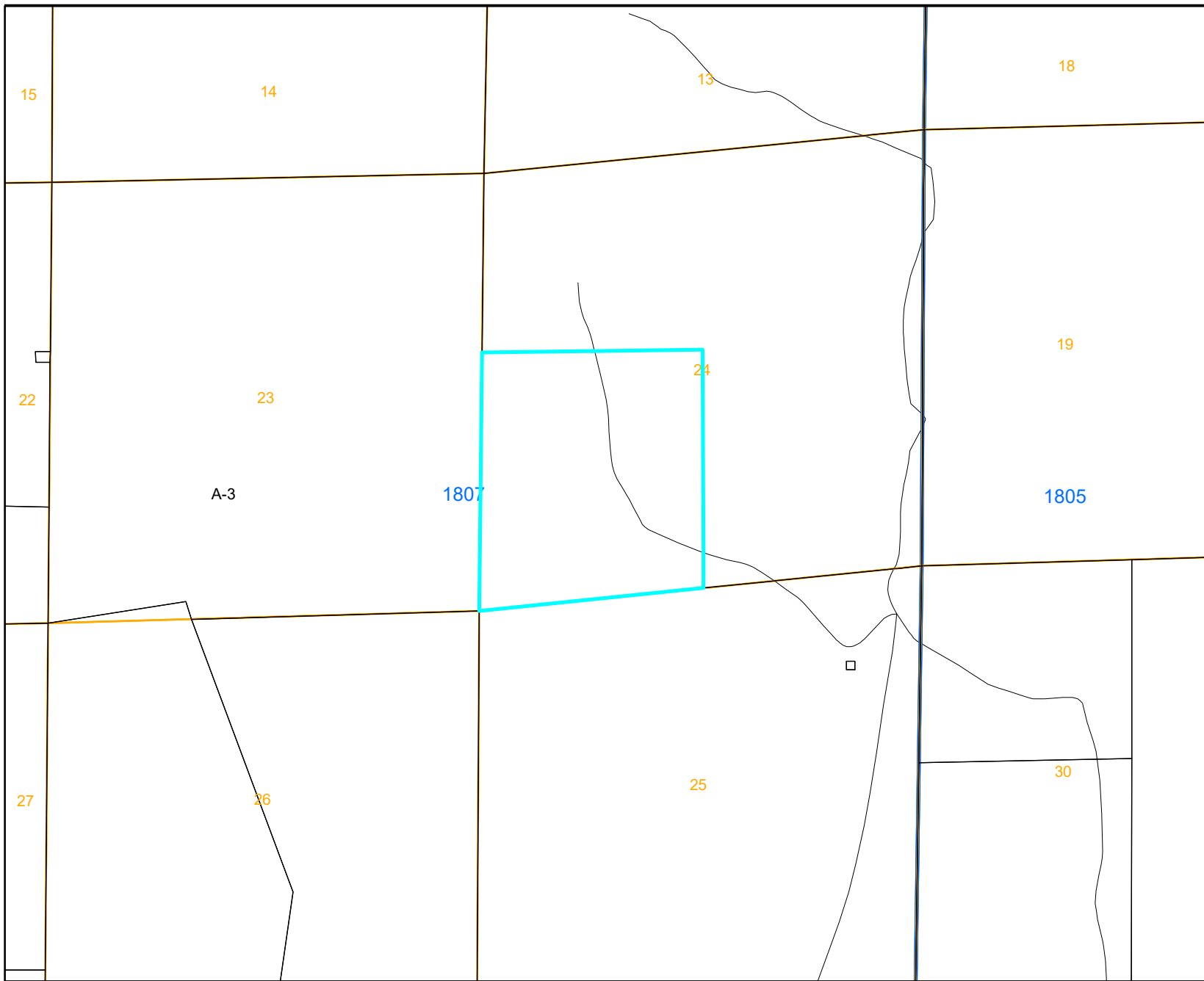
4. Hardship Statement: See attached.

5. Site Plan Showing Proposed Development/Variance, including:

- a. Proposed Building Dimensions, Location, and Setbacks
 - i. Proposed Building Dimensions: Please see the attached 60- and 50- meter XHD Tall Tower Installation Manual & Specifications. Adams County Wind, LLC plans to use the 60-meter tower.
 - ii. Proposed Location:

1. Latitude: 39.770037, Longitude: -103.936021 (see map below, prepared February 5, 2020)





Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

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For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy