



1041 Areas and Activities of State Interest Solar Energy Facility (SEF) Supplement

Department of Planning Services
1402 N. 17TH Avenue, P.O. Box 758, Greeley, CO 80632
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Supplemental Application Items

Provide the following:

- _____ Development Standards Statement (See attached)
- _____ Utility Company Interconnection Agreement. If proposing to interconnect to a utility company, copy of a "letter of intent to interconnect" or interconnection agreement signed by the utility company.
- _____ Statement of Transportation Construction Impacts (See attached)
- _____ List of residences within five hundred (500) of the disturbed area
- _____ A Certificate of Conveyances (COC) prepared by a Title Company. Once signed, the COC expires within 30 days.
- _____ A signed Statement of Taxes from the County Treasurer showing no delinquent property taxes for subject property. The Statement shall be from the current tax year.
- _____ Soil Report of the site. Prepared by the Natural Resource Conservation Service or a soils engineer.
- _____ Notice of Inquiry (NOI) Form from a municipality or municipalities if the site is located within an Intergovernmental Agreement (IGA) boundary or a Coordinated Planning Agreement (CPA) boundary, if applicable.
- _____ Community meeting sign-in sheet, minutes, and summary (optional).
- _____ Development Review Questionnaire. (See attached).
- _____ Floodplain Impact Statement, if applicable. If any FEMA designated Special Flood Hazard Areas (SFHA) exists on the property, detail potential, adverse impacts related to the associated floodplain. Documentation of the historical flooding activity should be included. A Floodplain Development Permit (FHDP) will be required if the site is located in a SFHA.
- _____ Surface Use Agreement with mineral owners associated with the subject property, stipulating that the oil and gas activities on the subject property have been adequately incorporated into the design of the site in accordance with Section 23-2-160.Z. If applicable.

Add to the 1041 Map:

- _____ The proposed location of the SEF, support structures, related improvements, and equipment.
- _____ Distances from the SEF to the property lot lines, above-ground power lines and other structures.
- _____ Distances to residential structures in the vicinity.
- _____ Areas of vegetation and landscaping to be added, retained, replaced or removed.
- _____ Elevation drawings of the proposed facility showing structures, fencing, equipment, and other improvements related to the facility, including specific materials, placement and colors.

1041 Areas and Activities of State Interest
Solar Energy Facility (SEF)
Development Standards Statement

Solar Energy Facility (SEF) definition

A commercial facility whose primary purpose is to supply electricity and consists of one or more solar arrays and other accessory structures, equipment, including substations, switchyards, battery storage, electrical infrastructure, generators, transmission lines, communications infrastructure, and other appurtenant structures and/or facilities.

A 1041 SEF is only allowed by permit, pursuant to Article VII of Chapter 21 of this Code, and shall have an Improved Area of more than one-hundred sixty (160) acres in the Near/Urban Area as shown on Appendix 21-B, or more than three-hundred twenty (320) acres in the Ag/Rural Area as shown on Appendix 21-B. This definition shall not include roof and/or ground mounted solar systems located on permitted principal and accessory buildings and designed to supply power to the principal USE(s) onsite.

Development Standards Statement

Provide a statement addressing the following 9 items to demonstrate how the proposed 1041 SEF complies with the development standards for Solar Energy Facilities. Provide additional maps or graphics as applicant.

1. Height limitation. Ground-mounted solar collectors shall not exceed twenty-five (25) feet in height, measured from the highest grade below each solar panel to the highest extent of the solar panel rotation.
2. Glare. A SEF shall be designed, located or placed so that concentrated solar glare from its solar collectors will not be directed toward or onto nearby properties or roadways at any time of the day.
3. Setbacks. The Improved Area of the SEF shall conform to the setback requirements of the underlying zone. Additionally, the improved area must be at least five hundred (500) feet from existing residential buildings and residential lots of a platted subdivision or planned unit development. The residential setback requirement may be reduced if appropriate screening through landscape or an opaque fence is installed, or upon submittal to Weld County of a waiver or informed consent signed by the residence owner agreeing to the lesser setback. If landscaping or opaque fencing is substituted for setback, a landscaping plan or fencing plan shall first be submitted to and approved by the Department of Planning Services.
4. Dust mitigation. The operators of the SEF shall continuously employ the practices for control of fugitive dust detailed in their dust mitigation plan submitted as required by Subsection B.2., above.
5. Underground cables. All electrical cables on the improved area shall be buried, except for direct current string wires that connect between solar collectors, direct current collection circuits between rows of solar arrays that are no more than four (4) feet above grade crossings, substations, switchyards, and circuit voltages greater than 34.5 kilovolts (where necessary).
6. Fencing. The SEF shall be enclosed with a security fence as approved pursuant to a fencing plan submitted to the Department of Planning Services. Appropriate signage shall be placed upon such fencing that warns the public of the high voltage therein.
7. Stormwater management. The Operator of the SEF shall submit a drainage report to comply with required Storm Drainage Criteria pursuant to Chapter 8, Article XI of this Code. Additional requirements for Municipal Separate Storm Sewer System (MS4) areas may be applicable pursuant to Chapter 8, Article IX of this Code. Ground-mounted solar collector systems shall be exempt from impervious surface calculations if the soil under the collectors is designated hydrologic A or B soil groups by the Natural Resources Conservation Service (NRCS).
8. Access permit. Prior to construction of the SEF, the applicant shall apply for and obtain an approved Access Permit from the Weld County Department of Public Works, pursuant to the provisions of Article XIV of Chapter 8 of this Code.
9. Existing irrigation systems. The nature and location or expansion of the SEF must not unreasonably interfere with any irrigation systems on or adjacent to the solar facility.

**1041 Areas and Activities of State Interest
Solar Energy Facility (SEF)
Supplemental Requirements**

A. Statement of Transportation Construction Impacts

Provide a statement detailing the impacts to transportation during construction phase and include the following:

1. Haul route map showing a minimum of one (1) mile traveled road and must include a connection to a paved, publicly-maintained road.
2. Agreement to mitigate construction traffic impacts to the area surrounding the proposed SEF.
3. Describe what impacts construction of the project will have upon transportation patterns in the area intended to be served or affected by the proposal.
4. Describe the potential construction impact on roads within the County.
5. Identify improvements required to any roads within the County in order to serve the project adequately

B. Access

Answer the following questions per Section 8-11-40, Appendix 8-Q, and Section 8-14-10 of the Weld County Code. Please type on a separate sheet. If a question does not pertain to your proposal, please respond with an explanation – do not leave questions blank.

1. Describe the access location and applicable use types (i.e., agricultural, residential, commercial/industrial, and/or oil and gas) of all existing and proposed accesses to the parcel. Include the approximate distance each access is (or will be if proposed) from an intersecting county road. State that no existing access is present or that no new access is proposed, if applicable.
2. Describe any anticipated change(s) to an existing access, if applicable.
3. Describe in detail any existing or proposed access gate including its location.
4. Describe the location of all existing accesses on adjacent parcels and on parcels located on the opposite side of the road. Include the approximate distance each access is from an intersecting county road.
5. Describe any difficulties seeing oncoming traffic from an existing access and any anticipated difficulties seeing oncoming traffic from a proposed access.
6. Describe any horizontal curve (using terms like mild curve, sharp curve, reverse curve, etc.) in the vicinity of an existing or proposed access.
7. Describe the topography (using terms like flat, slight hills, steep hills, etc.) of the road in the vicinity of an existing or proposed access.

C. Building

1. List the type, size (square footage), and number of existing and proposed structures. Show and label all existing and proposed structures on the 1041 drawing. Label the use of the building and the square footage.
2. Explain how the existing structure will be used for this 1041.
3. List the proposed uses(s) of each structure.