Minutes of the Board of County Commissioners Meeting, held on August 20, 2014 at 8:30 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:  
Mike Yohn, Chair  
Marianne Dunne, Vice-Chair  
Darius Allen, Commissioner  
Jason Kelly, County Attorney  
Peter Kampfer, County Administrator  
Carol Osborn, Assistant Administrator  
Belina Ramirez, Office Manager

Call the Meeting to Order

Pledge of Allegiance

Additions/Deletions to the Agenda

Approval of the Agenda

M/S Allen/Dunne motion to approve the agenda of August 20, 2014.

Motion was approved unanimously.

Approval of General Business/Minutes

The Following Minutes were presented:  
Regular Minutes-

Commissioner Dunne had corrections—Blight hearings says “bite” and should be “blight”, environmental hearings should be “waste water” not “water water”, and clarification of last paragraph of DHS statement “does speak this” the word “language” should be put in.

m/s Dunne/Allen motion to approve the Minutes of June 25, 2014 with corrections.  
Motion was approved unanimously.

Approval of Bills/Obligations

m/s Allen/Dunne motion to approve the Bills/Obligations  
Motion was approved unanimously.

Public Comment
Consent Agenda

MOA KEPRO
MOU SLV Health
CDPHE Amendment Task Order #2 DTAP & Child Care
Regents of University of Colorado
Physical Therapy-Nana Scott
Physical Therapy-Eileen Kroschel
Physical Therapy-John Cryer
July Fund Report
SRI Agreement
Certification of Local Government Approval-La Puente

m/s Dunne/Allen motion to approve Consent Agenda
Motion was approved unanimously.

Public Hearing

Special Use Permit

Rachel Doyle and applicant Jane Smith were present.

Commissioner Dunne appreciated they got another permit for water for animals and domestic.

Ms. Smith stated they are still working on this because two wells out there and one is designated agricultural for both. They could apply for the other 35 acres for a domestic well depending on where they relocate the house. They probably will use the smaller artesian for domestic use.

Commissioner Allen asked if they needed a driveway access permit. No stated Ms. Doyle they already had one.

Commissioner Allen asked if any response from neighbors by phone calls or anything.

Ms. Doyle stated a couple of calls were received where they were just confused what they were doing but no complaints.

Did they get the Code of the West asked Commissioner Allen? Yes stated Ms. Doyle.

Commissioner Yohn stated the Code of the West is so they know what to expect of the county. Resources are limited to take care of the snow. That is a difficulty to take care of rural roads.

Ms. Smith stated they will always have at least one 4 wheel drive on hand.

Commissioner Dunne stated there are predators out there also such as rattlesnakes and cougars.

m/s Dunne/Allen motion to approve special use permit to install a single wide manufactured home for Gary & Jane Smith

Motion was approved unanimously.
BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

RESOLUTION NO: 2014 – SUP - 3

RE: APPLICATION OF JANE AND GARY SMITH FOR A SPECIAL USE PERMIT TO ALLOW A SINGLE SECTION MANUFACTURED HOME FOR RESIDENTIAL PURPOSES IN ALAMOSA COUNTY, COLORADO.

Commissioner Dunne moved for the adoption of the following Resolution. Commissioner Yohn seconded the motion.

WHEREAS, Jane and Gary Smith has submitted an application for a special use permit to allow the installation and habitation of a single-wide manufactured home for residential purposes in Alamosa County, CO on the following property:

East ¼ of the East ½ of the Northeast ¼ in Section 1, Township 37 North, Range 11 East, N.M.P.M., County of Alamosa, Colorado, under parcel number 541501100185;

said property being zoned Rural (RU) District; and

WHEREAS, a public hearing was held before the Alamosa County Planning Commission on August 13, 2014, to consider said application

WHEREAS, a public hearing was held before the Board of County Commissioners on August 20, 2014, and no one spoke in opposition to said application;

WHEREAS, proper notice was provided as required by law; and

WHEREAS, the Board of County Commissioners has considered the application, and finds the application meets all requirements of the Alamosa County Land Development Code pertaining thereto as presented by the Land Use Administrator; and

WHEREAS, the proposed use is consistent with the objectives and purposes of the Alamosa County Land Development Code.

IT IS THEREFORE RESOLVED AND ORDERED that the special use permit to allow the installation and habitation of a single-wide manufactured home on the above mentioned property is hereby granted as a special use pursuant to the Alamosa County Land Development Code under Article 8, Section 8.8.

Passed by roll call vote: Allen, Dunne in favor, Yohn absent.

DATED this _____ day of ________, 2014, non pro tunc August 20, 2014

BOARD OF COUNTY COMMISSIONERS OF
ALAMOSA COUNTY
Solar Star Colorado III, LLC. 1041 Permit

Commissioner Dunne stated it is wonderful to see the technology and the progress to be able to increase the capacity and the decrease of water. Also questioned about the pole if it would be a danger to birds.

They are using a single pole and the reason for the increase is the increase of voltage which they have to be higher. They are using a gen-tie which is 500-700 feet which is short. They don’t see a problem with birds. They meet IFLA standards which requires poles to a certain standards to protect the birds.

Commissioner Dunne asked if they can sell their robot to other solar companies to reduce water or if it is compatible to others.

Only adaptable to those set up on roads stated Mr. Diven.

Commissioner Dunne stated one of their bi-products are solar panels to homes.

At the open house they discussed this that they can offer solar panels to all residents and smaller businesses. It is called Alliance Program which offers a $1000 rebate. They have a local installer. He has a fact sheet that has a number where they match a local installer to evaluate what size of system that would work best and put a proposal for the customer. This would be 1000 rebate for purchase or lease of the SunPower system. It is free to go through the process and they can decide whether they want to buy or lease.

Commissioner Dunne asked if that would that include government facilities.

Mr. Diven stated he would have to look at that but he does know it excludes big box places like Lowes.

Commissioner Allen asked for him to introduce his team.

Mr. Diven introduced Douglas Hann; Rich Clark, Development Engineer; and Dennis Harper Real estate expert.

Commissioner Allen stated they didn’t want them to go through the same process as the first company. It also helps backfill loss from agriculture production. He is happy they got a power purchase agreement but do they know how much is left.

They are still going on interconnection process which was documented 100 mg of capacity to export out of the valley and their project would take 50 so approximately 50 mgw are left.

Commissioner Allen stated they get a lot of calls and it is good for them to get their process. This is Rachel Doyle’s first project. He knows they didn’t have a lot of people at the open house maybe
because people are getting more comfortable with what they are doing with solar so they probably
didn’t feel the need to be here but he appreciates them opening that up.

It has been a great pleasure working with them, complimented on the work they did Mr. VanIwarden
stated.

Commissioner Yohn appreciated them donating to the Community Development Fund. What is their
timeline?

Mr. Devin stated phase 1 starts October 1, they went from 9-15 months. They understand their winter.
Anticipating initial project to begin at the end of 2015. The project would operate for 20+ years. They
know transmission is limited stated Commissioner Yohn. With three phases the third phase may never
be available. When they look at 3 different standalone permits he has a concern with one 1041 permit.

They haven’t done this in Alamosa but similar things in other counties. Reason for separate phases is
because they only have a contract for stage 1 they will find financing for it but the banks get nervous
when other companies come in. If they don’t have separation it could effectively void or action taken on
the phase process. It is protection for each company.

Mr. Kelly stated he had the same question but after explaining it makes sense. They are still the owner
of the other two permits and if sell it would transfer and they have to take same responsibilities. This
being clear it doesn’t change the 1041 permit.

Commissioner Yohn stated he doesn’t see this separated in this contract.

Mr. Kelly stated when this permit is transferred over there are three phases of the project. The second
phase will be a standalone 1041 Permit and if it changes hands to another entity they would have to go
through the same process of transferring the 1041 permit. It would still be a transfer not a new 1041
permit.

Mr. Diven stated there is a permit condition in the current 1041 Permit listed “G” that allows for that
transfer. It would be their same understanding.

Commissioner Allen stated if they would come back and have a whole new technology they could
reconsider at that time.

Mr. Kelly stated in terms of decommissioning they would have to have a security of some kind for that.
This is echoed with other states in the country stated Mr. Diven. Decommissioning is getting typical.
How much more coal is this going to take to run these plants someone asked Commissioner Allen.

None stated Mr. Diven.

Commissioner Dunne hopes they continue for 25 years.

Commissioner Yohn appreciated them looking at the valley they know transmission is limited here.

**m/s Allen/Dunne motion to approve 1041 Transfer to Solar Star Colorado III LLC.**
Motion was approved unanimously.
Alamosa County Land Use

Ken Vanlwarden, Jinger Tilden, and Rachel Doyle were present.

Activities Report was presented as followed:

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Special Events Permit-Rio Grande Headwaters

Rio Grande Headwaters Land Trust is having their 4th annual hoe down and asked if Commissioners would consider waiving the fee of $125. It has been done before.

Commissioner Dunne stated she always attends this and enjoys it. They are doing a wonderful job. She knows it is difficult for them to find funding and she is favor of waiving the fee.

m/s Dunne/Allen motion to waive fee for Rio Grande Headwaters

Motion was approved unanimously.

Commissioner Dunne suggested adding fee waivers to their activities report so the public will know how many agencies they assist.

Approval for Address Fee Increase

Status Summary: The Alamosa County Land Use office issues addresses for all Alamosa County residents. The addresses have become one of the most important services that the Land Use Office is responsible for. All land being developed for residential or commercial purposes is required to obtain an address before any other agencies will provide their services to the site. Addresses are vital for electrical companies, postal services, and most importantly, emergency services. Over the years, the Land Use
office address fees have been at $30.00. This gives the property owner the address needed to start improving their land. Alamosa County Land Use would like to start following the same setup as our neighboring counties. When addresses are issued in Conejos and Rio Grande County, the landowner receives their new address and along with an address, a metal sign with the numbers of the property is also given to the individuals. The Land Use office is seeking to increase the current fee from $30.00 to $50.00. The $50.00 will include an address and a blue metal sign as shown below to each address.

Our requirements will be that all metal signs be placed at the entrance of the property, either on a fence post or gate. The signs must be posted before the first building inspection will be made and signs must be posted at a clear visual point of entry. We feel by requiring the signs being posted, it will help mark the address it takes anywhere from 2 days to 5 days to receive their address.

We are also offering the address signs for all Alamosa County residents that currently have an address. The fee for the address signs will be $30.00. The signs are being made locally. For property owners wishing to receive the address signs, they will need to come in to the Land Use office, fill out a request form and pay the $30.00. A sample was presented to the Board. They are 18” x 6” white reflective numbers with blue background. She is here today to get their approval.

Commissioner Dunne asked if the fee is the same cost as the other counties. Rio Grande is $45. They are not making any profit on these signs.

Commissioner Allen asked how many addresses were issued last year. Around 30 stated Mr. Vanlwarden.

You can see these bright blue signs stated Ms. Tilden. Emergency services have noticed also that it does helped. He doesn’t want to force anyone. It will just be required for new addresses stated Ms. Tilden. Commissioner Allen doesn’t want to make someone put a sign up. Mr. Vanlwarden stated it helps people find their home. Commissioner Allen stated to force people because they may not want someone to know where they live. Can they take the sign down after the building has been inspected? Yes stated Mr. Vanlwarden it is in their code that this is required. Mr. Kelly asked about the building code if they don’t have an address posted they don’t get inspected and this is already listed in there. Mr. Vanlwarden stated another reason for this is because if building the home and there is an accident it is easier for emergency services to find the house. Mr. Kelly asked if it states a specific place it has to be placed. It just has to be visible from driveway stated Mr. Vanlwarden. If it is a change from now then you have to change the Land Code.

Commissioner Allen stated he is not okay with making someone buy a sign. Mr. Vanlwarden stated if they go in they would have to pay the $50 regardless of if they get the sign or not. Would you suggest two different fees for one with the sign and one without the sign? Commissioner Allen stated he just doesn’t want to force anyone into buying a sign. They could make their own sign. He wouldn’t buy one. Commissioner Yohn stated he wouldn’t buy one. Commissioner Dunne stated she would buy one because she sometimes has to visit someone who is sick or something and cannot find their home. These signs would be so nice. She has spent hours looking for some homes because they don’t have cell phones. She would appreciate the signs. She likes that they would reflect in the night. She agrees it should be optional to buy it.
This effects everybody because everything is based on an address stated Mr. Vanlwarden. It is kind of a catch 22 because they are required to have a sign for a building permit and they require a fee for a building permit.

Commissioner Allen suggested it be optional. The government has got to a point where now they are telling people they have to buy a sign stated Commissioner Allen. It is just not right to force people. We are getting into more and more control.

Commissioner Yohn stated he has seen individuals that have made their own nice signage wood crafted. One size doesn’t fit all. They need to be given the option.

m/s Allen/Dunne motion to table this  
Motion was approved unanimously.

Alamosa County Clerk & Recorder

Special Events Permit –Liquor License Rio Grande Headwaters

Melanie Woodward and applicant representative Katherine Bailey were present.

They are requesting for September 14th from 1-6 pm a special permit.

Ms. Bailey stated it is an Annual fundraising event which is a great way to connect to the community and celebrate conservation. This is for a liquor license permit.

Commissioner Dunne stated it is a nice celebration.

m/s Dunne/Allen motion to approve Special Events Permit for Rio Grande Headwaters  
Motion was approved.

Department of Human Services

James Martinez, Jeff Bonadies, Nick Barela, and Belinda Vargas were present.

Employee Vacancy Request

His employee Naomi Alire is retiring. She has been with Social Services for 33 years with 15 in Rio Grande County and 18 years with Alamosa. He would like permission to fill this position.

m/s Dunne/Allen motion to fill employee vacancy  
Motion was approved unanimously.

Core Services Plan

Core Services are the essential services that the state requires child protection services to offer children and families when they are involved in their lives. Services range from Mental Health, substance abuse treatment, and family preservation work. There are some county designed services at the local level that would meet unique needs. One is a discovery group that they target middle school children that are having trouble in the home or in the community which is run in-house. The others are Center for Restorative Programs, Mi Animo the mentoring program which serves children from 8-16 years of age and the Nurturing program with San Juan house for providing an intensive 12 week parenting program.
They submitted for $785,494. The State funds this grant and this is the 2\textsuperscript{nd} year of the 3 year cycle. They received more funding and filled another child preservation worker. There are 4 staff that are funded by this application. Commissioner Dunne is on the core services. They did review these stated Commissioner Dunne. Ms. Vargas does attend the state quarterly core meetings. Jason Kelly also has reviewed this contract.

These four are they stable and happy with their job asked Commissioner Dunne. They are all native to the SLV. One came to attend ASU but he has a lot of confidence that he hopes they will stay a long time. They meet all state requirements for counseling and services they provide. Their face time at a desk is lower than the time actually in the home and working with the families. It is good the state allows us to design our programs. The State is very flexible for example if they are midway through their fiscal year and they find they are over spending more in one area than another; they have latitude to move funds from one line to another. If they are over 10\% of grant then they have to get permission from State.

\textit{m/s Dunne/Allen motion to approve the Core Services Plan 2014-2015
Motion was approved unanimously.}

\textit{La Gente Program}

This program is ran through the TANF Program. The funding is to develop self-sufficiency for people who are receiving public benefits. This is a duplicate contract from last year. They have some differences. They are going to offer two new classes. The first is a budget 102 class and motivation part II which is on job retention. An outline of each program is in back of the contract. The State recommends instead of a flat fee which they used to do and now they moved to a per service fee. They will supply a monthly invoice for what they offer for each class. They were granted an extension for July and August so this will be September 2014 through June 2015.

Commissioner Allen asked if there is a date to withdraw if so desired. There is 30 days stated Mr. Kelly.

\textit{m/s Dunne/Allen motion to renew contract with La Gente
Motion was approved unanimously.}

\textit{MOU State of Colorado Department of Human Services}

This is an MOU between the County and the State for the County to participate in a Title IV-E waiver demonstration project. IV-E is a section of the Social Security Act which authorized funding to states for children in foster care. IV-E doesn’t reimburse the state for cost of investigating child abuse or neglect so they can apply for IV-E waiver which allows the State to demonstrate some innovative design programs that do not meet all requirements of VI-E. There are five proposed programs which are family engagements, kinship support, trauma inform assessment, and trauma inform treatment. A State can chose to participate in all five waivers. Our State is participating in all five waivers but leaving the counties to determine if and when they are ready to participate. Our county would like to propose participating in the trauma informed assessment because most children in a child abuse or neglect situation have incurred some kind of trauma which affects their behavior today. This allows them to partner with SLV Behavioral Health to screen every child for trauma. This MOU is an overall intent of the waiver. The budget still needs to be developed after they engage in developing with that agency.
Commissioner Dunne asked if this was a connection with Tu Casa. After a formal diagnosis of trauma is diagnosed they would come in. They probably would not at this point.

Commissioner Yohn stated everyone has trauma. Yes but some are more resilient than others and that is what they look at stated Mr. Martinez.

*m/s Dunne/Allen motion to approve MOU for IV-E Waiver*
*Motion was approved unanimously.*

**Alamosa County Finance**

Brittney DeHerrera was present.

**Recommendation for Architect/12th Judicial Task Force**

The 12th Judicial met and their recommendation is with Reilly Johnson. She would like to send a letter of intent to them so they could start working on the contract. The proposed fee will be referenced in the contract. When they did the RFQ they separated it between the courts and the sheriff. With the new HB they passed for Rural Courthouses which is primarily for planning. Tom Franklin feels they may get all costs covered for the court planning with that.

*m/s Dunne/Allen motion to provide Letter of Intent for Reilly Johnson Architects*
*Motion was approved unanimously.*

**WSB Computer Services Agreement**

Jason made changes and John Manesiotis approved it. One thing they used to bill separate for remote management and now it is added on to the contract so it has increased. It is an overall 10% increase. It needed to be more formal with a 90 day notice if not happy stated Mr. Kelly so he revised it. It starts September 1st. The total is $3905 monthly. Commissioner Allen stated we would never be able to get an IT person for that price.

Last year they saved them money rearranging some things so they do work with us and try to save us money stated Commissioner Yohn.

*m/s Allen/Dunne motion to approve WSB Computer Services Agreement*
*Motion was approved unanimously.*

**Board & Staff Updates**

Update on the COA application.

Ms. Osborn stated FAA has approved Alamosa County as official COA applicant, eligible to operate public UAS aircraft. They are waiting for a login and password from the FAA and then they can start the application process.

There are five companies that are committed to supporting them.

- References Technologies, Inc (3 platforms)
- Selex Galileo, Inc (3 platforms)
• Singular Aircraft (1 platform)
• Strategic Simulation Solutions (2 platforms)
• Red Scarf Enterprises (chase Operations)

There are four other UAS companies that are currently ongoing.

The Current needs are in order to expedite the COA application process:

• Name of the test area. They suggest SLV UAS Operations Region. This gives the designation for the whole valley and also avoids confusion with the 6 FAA test sites.
• Confirmation of the name and title for the Alamosa County COA signature authority for the online FAA COA application. (Commissioner Yohn).
• Letter of Support (She has these)
• Identification of the County POC for legal documents (Jason Kelly)
• Identification of POC for Insurance Requirements

Concurrent Efforts:

• Defining specifics for leasing contracts between the County and individual UAS companies (the lease agreement is generally for minimal cost, such as $1 per period, typically 90 days)
• Clarification of insurance options and best approaches (Questioned who has liability)
• Identifying and drafting required MOUs with universities, communities, companies, etc
• Gathering data for COA applications

There is a Colorado Space Business Roundtable September 28-30 and they would like them come to Alamosa.

Commissioner Yohn asked on the UAS platforms are those the different types of planes they have. Yes stated Ms. Osborn.

They set up a meeting September 15th for a public meeting for Mosca on preliminary engineering 6pm at the school.

Adjourn

There being no further business, the Regular Meeting of the Board of Alamosa County Commissioners was adjourned.

ATTEST:

Belina Ramirez, Office Manager
Carol Osborn, Assistant Administrator
Mike Yohn, Chairman
Marianne Dunne, Vice-Chair
Darius Allen, County Commissioner
Minutes of the Public Hearing for Solar Star Colorado III was held on August 20, 2014 at 9:00 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present: Mike Yohn, Chair  
Marianne Dunne, Vice-Chair  
Darius Allen, Commissioner  
Peter Kampfer, County Administrator  
Jason Kelly, County Attorney  
Carol Osborn, Assistant Administrator  
Belina Ramirez, Office Manager

Re: Resolution No 2012G005

Rachel Doyle and James Diven SunPower were present

Proposal: The applicant is seeking a transfer of a HB 1041 permit for the Site Selection and Construction of a Major Facility of a Public Utility as set forth in the Alamosa County Guidelines and Regulations for Areas and Activities of State Interest. The applicant is also requesting amendments to the HB 1041 permit pertaining to project phasing; reduction in water consumption; as well as additional construction and operation details:

Location: The 946-acre site is located north of Land 8 North and west of County Road 104 North. The legal descriptions of the three parcels are the SE1/4 of Section 21, NE ¼ of Section 21, the SW ¼ of Section 22, the SE1/4 of Section 22, the NE1/4 of Section 22, and the NW1/4 of Section 22, T.40 N., R.9 E.

Project Background: Solar Star Colorado III, LLC, a wholly owned subsidiary of SunPower Corporation Systems, Inc., purchased the San Luis Valley Solar Farm from San Luis Valley Solar Farm LLC, a wholly owned subsidiary of Meridian Energy USA Inc., on December 30, 2013. The project has since been renamed the Hooper Solar Project.

HB 1041 Permit Transfer: The applicant, Solar Star Colorado III, LLC., is seeking to transfer a HB 1041 permit that was purchased from San Luis Valley Solar Farm, LLC. The original permit issued Resolution No 2010-G-013 on May 23, 2012 states under Additional Permit Conditions that: “Any transfer of this permit to a non-related corporation, company, or person shall require approval of the Board of County Commissioners, which shall not be unreasonably withheld.”

Additional Amendments: The applicant, Solar Star Colorado III, is seeking to amend portions of the 1041 Permit Application that was submitted to Alamosa County by San Luis Valley Solar Farm, LLC. On December 30, 2011.
1. Project Phasing: Meridian Energy’s San Luis Valley Solar Farm LLC, was approved for a two phase project. The first phase had a capacity range of 30-50 Megawatts (MW) and covered 320 acres. The second phase had a range of up to 150 MW and covered the remaining 626 acres. SunPower is proposing to develop the same acreage as proposed by Meridian Energy but will build the project in three phases. Phase 1 would cover the first 320 acres and will produce 52 MW which represents the Power Purchase Agreement (PPA) reached with the Public Service Company of Colorado (PSCO). Phase 2 would cover the eastern 320 acres and the capacity is yet to be determined. Solar Star Colorado III, LLC, is requesting specific language in the HB 1041 permit that clarifies that each phase be named separately as a standalone project and that each respective owner/operator is solely responsible and liable for each distinct phase of the development thus allowing each phase to be develop independently and with separate funding.

2. Changes to Infrastructure:
   a. Few pad mounted transformers and an increase in oil capacity: 35 pad mounted transformers instead of 100 and up to 711 gallons of oil capacity each instead of 600 gallons of oil capacity each.
   b. The facility is increasing the interconnection capacity to 230kv instead of the 115kv proposed by Meridian to accommodate the changes in infrastructure.
   c. The increase in interconnection capacity requires the installation of 135 foot tall poles instead of 90 foot poles for the gen-tie.
   d. Substation size will increase from the 95 x 150 feet to 200 x 150 feet to accommodate increased interconnection voltage.
   e. The water usage for panel washing is reduced significantly from the 4 acre-feet proposed by Meridian to approximately 0.10 acre-feet.

3. Change to Operations and Maintenance Building:
   a. The water usage for the O & M building is increasing to 36,000 gallons instead of the 10,000 gallons proposed by Meridian.
   b. The site security will be increased with additional fencing and badge access.

4. Changes to Construction:
   a. The construction timeframe has been extended from 9 months to 15 months.
   b. Water needed for construction is increased from 5 acre-feet to 45 acre-feet.
   c. There is a possible deviation in method of water delivery; Meridian proposed to truck water onsite, SunPower will either truck the water in or will use onsite wells.

5. Proposed Community Development Agreement:
   a. A Community Development Agreement was drafted during the original 1041 permitting process, the agreement voluntarily committed eight hundred dollars ($800) per number of megawatts of installed capacity within the first 320 acres of development. The donation was to be paid annually during the course of the permit. The Community Development Agreement was never signed and was not part of SunPower’s purchase of Meridian’s Permit. Therefore, Solar Star Colorado III, LLC, in a desire to memorialize their commitment to Alamosa County has agreed to donate
a one-time payment of five-hundred thousand dollars ($500,000) in lieu of an annual donation.

Public Notice: Notice was published in the Valley Courier on July 18, 2014.

Department Recommendation: Regarding the HB 1041 permit transfer, the applicant has submitted documentation regarding the registration of Solar Star Colorado III, LLC. The transference of HB 1041 permits by the Alamosa Board of County Commissioners has been made at the request of several other utility-scale solar facilities, and there appears to be no reason for a permit transfer to be withheld in this case.

Regarding project phasing, the request by SunPower to separate the phasing of the project in essence creates three separate standalone 1041 permits. Therefore, allowing each development to occur independently and with separate financing. The size of Phases 2 and 3 or the overall development will ultimately depend on the future demand for renewable energy, available transmission capacity, and procurement of long term contracts. The original environmental assessment encompassed the full 946-acres and the full build-out of the up to 150 MW facility. Therefore, the separation of the phases does not change to impact of the facility on the land and is more likely to ensure that funding can be obtained for the facility to reach full capacity.

Regarding changes to infrastructure, the deviations have all been deemed relatively minor and are not expected to substantial increase the facilities’ impact on the land. SunPower has designed a proprietary solar panel washing robot that reduces the lifetime water consumption of the facility by nearly 95%. Utility-scale projects have few significant impacts on County services and the proposed site has already been subjected to public scrutiny and approved for this use.

Regarding changes to the O & M Building, the changes in fencing are not expected to exceed the height proposed by Meridian and the increased water usage was included in the calculation that represents the project’s overall reduction in water consumption.

Regarding changes to construction, although an increase of construction time is more of a potential impact on the land and community, it also creates more local jobs for a longer period of time. The increase in water consumption for the construction phase was also included in the calculation that represents overall reduced water consumption.

Regarding the Community Development Agreement, the community development fund is a voluntary commitment to offset the potential impact on Alamosa County services and to represent an ongoing investment in the local community. All community development donations are considered invaluable and an up-front payment gives the County flexibility to make a substantial investment in community development.
Mr. Diven thanked the Commissioners and staff. He thanked them for their time for processing the application promptly. They plan on starting construction around October 1st. They submitted the building applications and are ready to go. They do have a power purchase agreement which is the first phase. This is their 3rd project in the valley, all on the same road.

Commissioner Yohn asked if anyone would like to speak in favor of or opposition to this permit.

No comment was made.

List of Exhibits
1. Staff Report
2. Letter from Applicant
3. SLCSF LLC signed 1041 and Decommissioning Agreement
4. Resolution No 2012-G-005
5. Public Notice for the BOCC
6. Courtesy Letter to Neighbors
7. GIS Aerial View
8. List of Adjoining Property Owners
9. Solar Star Colorado III, LLC Registration
10. Assignment and Assumption Agreement
11. Closing Documents excerpt regarding Permits
12. Community Development Agreement

There being no further business, the Public Hearing of Solar Star Colorado was adjourned.

ATTEST:

Belina Ramirez, Office Manager
Carol Osborn, Assistant Administrator

Mike Yohn, Chair
Marianne Dunne, Vice-Chairman
Darius Allen, County Commissioner
Minutes of the Public Hearing for Gary & Jane Smith was held on August 20, 2014 at 9:00 a.m. in the Commissioners Chambers, Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101.

Members Present:  
Mike Yohn, Chair  
Marianne Dunne, Vice-Chair  
Darius Allen, Commissioner  
Peter Kampfer, County Administrator  
Jason Kelly, County Attorney  
Carol Osborn, Assistant Administrator  
Belina Ramirez, Office Manager

Rachel Doyle and Applicant Jane Smith were present.

Proposal: The applicants are proposing to install a single-wide manufactured home.

Legal Description: The East 1/2 of the East 1/2 of the Northeast 1/4 in Section 1, Township 37 North, Range 11 East, N.M.P.M., County of Alamosa, State of Colorado.

Project History & Background: The applications, Jane and Gary Smith are proposing to install a 2014 single-wide manufactured home to use as their primary residence. They also intend to keep ponies and a small agricultural storage shed on the site.

The property is currently zoned as Rural (RU). According to the Alamosa County Land Use and Development Code (LUDC), single-wide manufacture homes are only permitted in Rural zoned districts with a Special Use Permit.

Public Notice: Adjacent land owners within 1,500 feet of the subject properties have been notified by mail and notice was published in the Valley Courier. To date, no comments have been received from either adjacent land owners or other concerned parties via email, letters, telephone, or other methods that were either for or against the proposed Special Use Permit.

Compatibility: This parcel is within a Rural (RU) district of the county. Most of the surrounding lots are unimproved but the nearest residences are also manufactured homes.

Findings:
1. The application is not anticipated to endanger the public health or safety if allowed to remain in its current location. The property is located off County Road 6 South in an area of the county with many vacant lots. The nearest residence is over a quarter mile away and there are no traffic concerns as the applicants are using this property for residential
pursposes. The applicants have a legal water source for their parcel and intend to install an individual sewage disposal system.

2. The applicants have met all the Special Use Permit application standards and the site conforms to the principles of sound land use planning as it will be used for residential and agricultural purposes as intended on Rural (RU) zoned districts of the county.

3. The Special Use Permit is not expected to have any adverse effects upon the adjoining property owners because all the adjacent lots are unimproved. The nearest existing homes are double-wide manufactured homes. This proposed single-wide is a 2014 manufactured model and was chosen because the applicants would like a smaller home to maintain in their retirement.

4. It is not believed that the application will adversely affect the adopted plans and policies of the county. The proposal is consistent with the residential and agricultural goals as stated in the LUDC Article 1, Section 1.3:
   A. Preserve and enhance the long-term viability of the agricultural economy and the integrity, stability and livability of residential neighborhoods; The application is not anticipated to be detrimental to the use or development of adjacent properties as they are residential and the primary use of this parcel remains residential.

5. The proposed application is not anticipated to impact environmental protections, wildlife habitats, ground and surface water, air quality, or jurisdictional wetlands.

Department Recommendation: The applicants have met all submittal requirements for a Special Use Permit according to the Alamosa County LUDC. The Land Use Staff has reviewed the proposed application and recommends approval of the Special Use Permit application.

Planning Commissioner met and recommended approval of the application.

Jane Smith stated they currently have three ponies and hoping to get a couple head of cattle, chickens, and maybe more ponies.

Commissioner Yohn asked if anyone want to speak for or against this permit

List of Exhibits
1. Special Use Manufactured Home Application Check List
2. Staff Report
3. Pre Application Conference
4. Application
5. Receipt of Payment
6. Ownership and Encumbrance Report
7. Warranty Deed
8. Letter from Grantor
9. Assessor Record  
10. Receipt of Taxes Paid  
11. Water Documents  
12. Site Plan  
13. GIS Aerial View  
14. List of Adjoining Property Owners  
15. Letter to Neighbors  
16. Public Notice for the Planning Commission  
17. Public Notice for the BOCC  
18. Notice to Applicant

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

RESOLUTION NO: 2014 – SUP - 3

RE: APPLICATION OF JANE AND GARY SMITH FOR A SPECIAL USE PERMIT TO ALLOW A SINGLE SECTION MANUFACTURED HOME FOR RESIDENTIAL PURPOSES IN ALAMOSA COUNTY, COLORADO.

Commissioner Dunne moved for the adoption of the following Resolution. Commissioner Yohn seconded the motion.

WHEREAS, Jane and Gary Smith has submitted an application for a special use permit to allow the installation and habitation of a single-wide manufactured home for residential purposes in Alamosa County, CO on the following property:

East 1/2 of the East 1/2 of the Northeast 1/4 in Section 1, Township 37 North, Range 11 East, N.M.P.M., County of Alamosa, Colorado, under parcel number 541501100185;

said property being zoned Rural (RU) District; and

WHEREAS, a public hearing was held before the Alamosa County Planning Commission on August 13, 2014, to consider said application

WHEREAS, a public hearing was held before the Board of County Commissioners on August 20, 2014, and no one spoke in opposition to said application;

WHEREAS, proper notice was provided as required by law; and

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WHEREAS, the Board of County Commissioners has considered the application, and finds the application meets all requirements of the Alamosa County Land Development Code pertaining thereto as presented by the Land Use Administrator; and

WHEREAS, the proposed use is consistent with the objectives and purposes of the Alamosa County Land Development Code.

IT IS THEREFORE RESOLVED AND ORDERED that the special use permit to allow the installation and habitation of a single-wide manufactured home on the above mentioned property is hereby granted as a special use pursuant to the Alamosa County Land Development Code under Article 8, Section 8.8.

Passed by roll call vote: Allen, Dunne in favor, Yohn absent.

DATED this 20th day of August, 2014, non pro tunc August 20, 2014

BOARD OF COUNTY COMMISSIONERS OF ALAMOSA COUNTY

By  
Michael Yohn, Chairman

ATTEST:

Melanie Woodward, Clerk of the Board

There being no further business, the Public Hearing of Gary & Jane Smith was adjourned.

ATTEST:

Belina Ramirez, Office Manager

Carol Osborn, Assistant Administrator

Mike Yohn, Chair

Marianne Dunne, Vice-Chairman

Darius Allen, County Commissioner