

PITKIN COUNTY PRE-APPLICATION CONFERENCE SUMMARY

PLANNER: Leslie Lamont
PHONE: (970) 920-5482 (o)
(970) 379-6939 (c)

DATE: 10/12/21
E-MAIL: leslie.lamont@pitkincounty.com

LOCATION: South of McLain Flats Road and east of Rio Grande Trail
PARCEL ID: 264327200851

ZONE: RS-20

OWNER/APPLICANT: Aspen Consolidated Sanitation District
REPRESENTATIVE: Timothy Taylor, Primergy

PHONE: **EMAIL:** tt@primergysolar.com

Type of Application: Annual Review for the Aspen Consolidated Sanitation Photovoltaic Facility Special Review

Description of Project/Development: The Applicant has completed the construction of a 35 acre, 5 MW solar facility. Pursuant to BOCC Resolution No. 095-2019, the Applicant is required to participate in an annual review by the BOCC at a duly noticed public hearing. The Annual review starts one year after the BOCC approval, November 13, 2019.

The Annual review shall include updates on the construction and evaluate, as applicable, the following:

- the success of the revegetation, and new tree and shrub installation,
- landscape maintenance,
- any reports relating to maintenance of the facility,
- an energy audit,
- water quality monitoring to document levels of heavy metal or contaminants in the storm water runoff,
- any upgrades in panel technology and possible impacts from the new technology; and
- any complaints received regarding the project and/or a glare nuisance from the panels and/or the structure supporting the panels.

Review by: BOCC – one step review

Public Hearing: Yes, at BOCC. Notice is required via **posting, mailing and publication**. The Applicant shall post a public notice sign on the property at least 15 days prior to the date specified for the hearings pursuant to Sec. 2-20-100(a)(3) of the Land Use Code. In addition, the Applicant shall mail notice at least 30 days prior to the public hearings (by first class mail) to all property owners within 300' of the subject property with the return address of the Community Development Department (form of notice to be obtained from the Community Development Department). The names and addresses shall be those on the current tax records of Pitkin County, as they appear no more than 60 days prior to the date of the public hearing.

Staff will refer the application to the following agencies: Woody Creek Caucus, the Brush Creek Metro District, the Brush Creek HOA and Caucus, the W/J HOA, the W/J Metro District, C.O.R.E., Pitkin County Airport, County Attorney, and Pitkin County Open Space and Trails

FEES: \$1,729 (make check payable to “Pitkin County Treasurer”)

- \$1,300** Planning Office flat fee (non-refundable; based on 4 hours of staff time; if staff review time exceeds 4.8 hours, the Applicant will be charged for additional time above 4 hours at a rate of \$325/hour)
- \$54** Public Notice Fee
- \$375** County Clerk Public Hearing Fee

To apply, submit 1 unbound and one-sided copy of the following information. In addition, submit all documents into the Community Development Department’s Permit Tracking System (PATs). Information and instructions are found on our website:

<https://pitkincounty.com/1321/Permit-Application-and-Tracking-System-P>

1. Summary letter explaining the request, explaining existing conditions, providing background on prior approvals and permits, and addressing compliance with the BOCC Resolution.
2. Disclosure and proof of ownership of the property, consisting of a current certificate from a title insurance company or attorney licensed to practice law in the State of Colorado, listing the names of all owners of the property and all mortgagees, judgments, liens, easements, contracts and agreements affecting use and development of the parcel and proof of the owner’s right to use the land for the purposes identified in the development application or lease agreement for use of the property.
3. Legal Description of the property.
4. Consent from the owner of the property for the representative to process the application and represent the owner;
5. Street address and parcel description, including legal description, and 8-1/2”x 11” vicinity map locating the subject property within Pitkin County;
6. Executed Pitkin County Community Development Agreement for Payment of Land Use Application Fees form;
7. List of all property owners within 300’ of the subject property;
8. Copy of this pre-application Conference Summary Sheet.

NOTES:

- *PLEASE INCLUDE THE PARCEL ID NUMBER ON ALL DOCUMENTS IN YOUR APPLICATION.*
- *ALL MAPS SHALL BE FOLDED.*
- *This pre-application conference summary is advisory in nature and not binding on the County. The information provided in this summary is based on current zoning standards and staff’s interpretations based upon representations of the applicant. Additional information may be required upon a complete review of the application.*
- *The Land Use Code is available on-line at <http://pitkincounty.com/468/County-Code>.*
- *The Land Use Application manual is available on-line at <http://pitkincounty.com/196/Land-Use>*
- ***Applicant will be responsible for mailed and posted notice. Public Notice requirements are described in Section 2-20-100 of the Pitkin County Land Use Code. A signed,***

notarized copy of the affidavit confirming notice must be received from Applicant prior to approval.

Aspen Consolidated Sanitation District

"Recycling Aspen's Water Since 1955"

John Keleher - President
Joe Zanin - Vice President
Roy Holloway - Secretary/Treasurer

Stoney Davis - Member
Jeff Yusem - Member
Bruce Matherly - Manager

October 13, 2021

Pitkin County Commissioners
Community Development Department
530 East Main St, Suite #205
Aspen, CO 81611

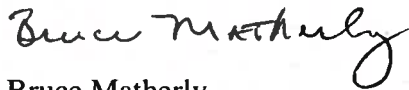
Re: Pitkin County Solar Project

Dear Commissioners,

This letter serves to confirm the Aspen Consolidated Sanitation District (ACSD) consents to the submission, by Primergy Solar, of the Pitkin County Solar application for Annual Review.

ACSD also confirms consent for the submission of the application to the Pitkin County Commissioners for CASE #PLAN.1061.2020; PID 2643-272-00-851.

Sincerely,



Bruce Matherly
ACSD Manager

cc: Nathan Hewitt
Primergy Solar



Leslie Lamont, Senior Planner
Pitkin County
970-920-5482 (o)
970-379-6939
leslie.lamont@pitkincounty.com

Subject: Pitkin Solar Annual Report
Year: 2021
Date: October 13th

Dear Leslie,

Please consider this Pitkin Solar's Annual Report for the 2020-2021 year.

Location and Details

Pitkin County Solar LLC as applicant representative of Aspen Consolidated Sanitation District has constructed and is operating a 6,028 KWp Solar Plant "Pitkin Solar" at 90 Stevens Street Aspen Colorado.

Status and Compliance

Pitkin County Solar, LLC is currently in the process of closing out all permits and requirements associated with Pitkin County Resolution No. 095-2019 issued December 18th, 2019.

- Landscaping has been installed in accordance with County and Resolution requirements. An irrigation system has been installed and is operating. The plants, shrubs, and tree are being monitored weekly on health.
- Seeding of disturbed areas has been completed with the County's approved seed mixture. The vegetation will be regularly monitored.
- There has been no runoff to monitor at the site due to infiltration properties of the land
- As the project is just starting operation at the time of this report there is no glare feedback reflecting the proper solar tracking operations of the plant.
- Solar technology continues to improve with larger and more powerful modules though the bifacial modules installed at the project are top of the line.

Project Progress

- The Project received Earth Moving, Fence, State Stormwater, and Electrical Permits the end of June 2021 allowing Construction to start.
- Letters of Credit in the amount of \$635,000 (decommissioning security), \$100,000 (glare security), and \$540,000 (Landscaping) were submitted to the County.
- The Construction ran from the end of June to the first week of October. The planned completion was the beginning of September though ended up finishing 1 month later than planned due to procurement delays.
- The Project was connected to Holy Cross’ local distribution grid on October 7th and achieved Commercial Operation on October 12th, 2021.

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Complain Log

DATE	Complaint	Follow-up
07/01/2021	Dust and diesel machines being used.	County was alerted and reviewed dust was not fugitive. Water trucks being deployed to manage Dust
07/12/2021	Dust complaints and concern of the EPA status of the property	Dust being monitored and water trucks deployed. Review at site by County staff is that dust is not fugitive. Project ground conditions addressed at July 13 th BOCC Meeting.
07/18/2021	Complaint of noise, activity after 7pm and speed.	Contractors were made reminded of the County and project requirements including working times, and speed. Noise was measured at site to be within allowance.
08/04/2021	Noise and reflection.	Noise was measured to be within allowance. Glare was deemed to be off steel structure and not reflective of final product.
8/10/2021	Delivery Truck seen after hours at site	Reviewed with contractors and truck origin was unknown. Warned all suppliers to stay within delivery hours.
8/16/2021	Noise Complaint	Bryan from County went to site and confirmed construction noise within allowed volume.
9/23/2021	Glare from project.	Reviewed and noted that glare seems to be from part of project that does not have completed panel installation.
9/27/2021	Glare from project.	Actual effects to be reviewed at operation
9/29/2021	Delivery after hours.	Last delivery of panels arrived at 7pm. The driver had a medical emergency and had to drop to get back to his family.

Ongoing Status

The project is currently in the operation phase having completed commercial operation with Holy Cross Energy. Over the next months the plant will be closely monitored for any construction related deficiencies. Vegetation and any possible impacts from glare will be regularly reviewed to ensure compliance to the Resolution. The project will be remotely monitored for performance and be supported with direct operational and maintenance support to address and issues and support optimal output.

Best Regards,

A handwritten signature in black ink, appearing to read 'Nathan Hewitt', written in a cursive style.

Nathan Hewitt
Senior Manager, EPC Services
Primergy Solar
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555 12th Street, Suite 110
Oakland, CA 94607