



TOWN OF WIGGINS

**BOARD of TRUSTEES
SPECIAL MEETING**

September 6, 2023 at 6:30 P.M.

**304 CENTRAL AVENUE
WIGGINS, CO 80654**

***THE PUBLIC IS INVITED & ENCOURAGED TO ATTEND THE MEETING VIA ZOOM
OR WATCH ON YOUTUBE IF THEY ARE UNABLE TO ATTEND MEETING IN PERSON***

GO TO THE FOLLOWING SITE <https://us06web.zoom.us/j/81745717016> FOR THE MEETING LINK

SPECIAL MEETING AGENDA

I. INTRODUCTIONS

- 1. Call the Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda**

II. CONSIDERATION OF RESOLUTION NO.39-2023

A Resolution Authorizing the Mayor to Sign a Letter to the Morgan County Planning & Zoning Commission Clarifying the Town of Wiggins' Position on the Taelor Solar1, LLC Project Haul Route

- 1. Resolution No. 39-2023**

III. ADJOURNMENT

- 1. Closing Remarks by Mayor and Trustees - Adjourn Meeting**



STAFF SUMMARY

Board of Trustees Special Meeting September 6, 2023

DATE: September 6, 2023

AGENDA ITEM NUMBER: 2

TOPIC: Consideration of Resolution No. 39-2023 – A Resolution Authorizing the Mayor to Sign a Letter to the Morgan County Planning & Zoning Commission Clarifying the Town of Wiggins' Position on the Taelor Solar 1, LLC Project Haul Route

STAFF MEMBER RESPONSIBLE: Tom Acre, Town Manager

BACKGROUND

In late July 2023, The Town of Wiggins Planning & Zoning Department received a referral request from Morgan County Planning & Zoning for a Special Review Use for the proposed Taelor Solar 1, LLC Facility and the proposed haul route. In a response letter to Morgan County Planning & Zoning Commission dated August 7, 2023, staff responded that the Town was satisfied with the haul route as proposed on County Road 3 from Interstate I-76 to Morgan County Road M. Staff requested that if an alternative route is needed, that Central Ave (Highway 6) in Wiggins be avoided.

The Morgan County Planning & Zoning Commission held a Public Hearing on August 14, 2023 which was attended by many community members from the Wiggins area. Following the Public Hearing, many of the community members living near or adjacent to the proposed facility and/or adjacent to the proposed haul route contacted the Town regarding a statement heard at the Public Hearing suggesting the Town had approved the proposed facility and/or the proposed haul route. Many of those community members spoke during the Public Comment period at the following Board of Trustees meeting held on August 23, 2023, expressing their concerns about the project and the Town's letter responding to the referral request.

SUMMARY

As requested by the Board of Trustees in response to the Public Comment received at the August 23, 2023 meeting, staff has prepared a letter addressed to Morgan County Planning & Zoning Commission clarifying the Town's position on the on the Taelor Solar 1, LLC Project Haul Route.

FISCAL IMPACT

Approval of the Resolution authorizing the Mayor to sign the Letter to Morgan County Planning & Zoning Commission will not impact the Town's budget.

APPLICABILITY TO TOWN OBJECTIVES AND GOALS TO PROVIDE SERVICES

Being responsive to community concerns expressed by those within or outside the Town boundary meets the objectives and goals of staff and the Town Board of Trustees and Staff to embrace and support the greater Wiggins Community.

MOTION FOR APPROVAL

I make a motion to adopt Resolution No. 39-2023 – A Resolution Authorizing the Mayor to Sign a Letter to the Morgan County Planning & Zoning Commission Clarifying the Town of Wiggins' Position on the Taelor Solar 1, LLC Project Haul Route.

ACTION REQUESTED

MOTION, SECOND, ROLL-CALL VOTE

(Resolutions require affirmative votes from the majority of Trustees present)

**TOWN OF WIGGINS, COLORADO
RESOLUTION NO. 39-2023**

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A LETTER TO THE MORGAN COUNTY PLANNING & ZONING COMMISSION CLARIFYING THE TOWN OF WIGGINS' POSITION ON THE TAEOR SOLAR 1, LLC PROJECT HAUL ROUTE

WHEREAS, Morgan County Planning & Zoning referred the proposed Special Use Review for the proposed Taelor Solar 1, LLC Energy Facility and construction haul route to the Town of Wiggins; and

WHEREAS, Town of Wiggins Staff responded to Morgan County's referral request with a letter commenting on the proposed haul route as it could potentially impact the Town of Wiggins and its residents and businesses; and

WHEREAS, the Morgan County Planning and Zoning Commission held a Public Hearing on August 14, 2023 at which a statement was made suggesting that the Town of Wiggins had approved the project and/or the proposed haul route; and

WHEREAS, several community members residing outside of the Town of Wiggins in Morgan County near the area of the proposed Taelor Solar 1, LLC Energy Facility and/or adjacent to the proposed haul route have voiced concerns to the Board of Trustees since the referral response letter was provided to Morgan County Planning and Zoning Commission; and

WHEREAS, the Town of Wiggins wishes to clarify its referral response letter in light of the concerns voiced by community members on what impacts the proposed Taelor Solar 1, LLC Facility and the proposed haul route may have.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF WIGGINS, COLORADO:

Section 1. The Mayor is authorized to sign the attached letter clarifying the Town of Wiggins's response to the Morgan County Planning and Zoning referral request for the proposed Taelor Solar 1, LLC Facility and the proposed haul route.

Section 2. The Town Clerk and Planning & Zoning Administrator are authorized to forward the letter to Morgan County and provide a copy of such letter to the community members who signed up to speak at the Town of Wiggins Board of Trustees August 23, 2023 meeting and have provided their email addresses to Town staff.

INTRODUCED, ADOPTED AND RESOLVED THIS 6th DAY OF SEPTEMBER, 2023.

TOWN OF WIGGINS, COLORADO

Christopher Franzen, Mayor

ATTEST:

Tom Acre, Interim Town Clerk



September 6, 2023

Via email to: cbrindisi@co.morgan.co.us

Morgan County Planning Commission
Attn: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596
Fort Morgan, CO 80701

Re: Special Use Permit – Taelor Solar 1, LLC

Dear Chairman Troudt and Commissioners:

The Town of Wiggins (the "Town") wishes to clarify its August 7, 2023 letter related to the special review use permit application submitted by Taelor Solar 1, LLC for a Solar PV project and Battery Energy Storage System near County Roads M and 3 in Morgan County (the "Project").

As you are aware, the Town has no authority to approve or deny the Project or the proposed haul route since the Project is located in unincorporated Morgan County. However, we appreciate that the County referred the Project application to the Town and allowed the Town to provide comments on the Project as we believe the Project may impact the Town and area residents.

The Town's August 7 letter notes general satisfaction with the haul route proposed for the Project, which is currently designated as southbound County Road 3 from the I-76 interchange to County Road M. Since sending that letter, the Town has received a number of comments from residents near the Project area expressing concerns about the Project and the haul route. Those concerns include legitimate questions about whether the roads and bridges in the area can safely accommodate Project traffic, and the impacts the traffic will have on residents who reside adjacent to the haul route and travel Morgan County Roads M and 3 to work and school.

The Town urges the Commissioners to take those concerns into consideration and asks that measures to mitigate the residents' concerns be considered. The Town also reiterates its comment that Highway 6 (Central Avenue), which runs through the Town be avoided.

If you have any questions, please contact me.

Sincerely,

TOWN OF WIGGINS

By: _____
Chris Franzen, Mayor

cc: Morgan County Board of County Commissioners
Nicole Hay, Director Morgan County Planning & Zoning

Town of Wiggins
304 E Central Avenue :: Wiggins, CO 80654
970-483-6161 :: townofwiggins.colorado.gov



August 7, 2023

Morgan County Planning Dept.
Attn: Cheryl Brindisi
231 Ensign Street
Fort Morgan, CO 80701

Re: Land Use Application – Special Use Permit: Taelor Solar 1, LLC

Dear Cheryl Brindisi,

The Town of Wiggins recently received a referral request for comments; regarding a special review application for Taelor Solar 1, LLC to construct and operate a 250MW Solar PV project in conjunction with 500MWh Battery Energy Storage System (BESS).

The Town of Wiggins is satisfied with the haul route designated as south-bound County Road 3 from the I-76 interchange to County Road M. The Town of Wiggins requests that if an alternative route for deliveries during and after construction is needed, that Hwy 6, also known as Central Avenue, which runs through Wiggins be avoided. Use of exit 66(A) to Hwy 39/Hwy 52 to County Road M could be an alternative route.

Thank you for the opportunity to review the application.

Sincerely,

A handwritten signature in black ink that reads "Hope Becker". The signature is written in a cursive, flowing style.

Hope Becker
Planning & Zoning Administrator

cc: Tom Acre, Town Manager



MORGAN COUNTY PLANNING AND BUILDING DEPARTMENT

TO REFERRAL AGENCIES:

Brush Fire Department
CDOT
Century Link
Cheyenne Plains Gas Pipeline Company
City of Brush
City of Fort Morgan
City of Wiggins
Colo. Dept. of Natural Resources
CDPHE
Colo. State Land Board
Division of Wildlife
Fort Morgan Fire Department

Kinder Morgan, Inc.
Morgan County Assessor
Morgan County Communications Center
Morgan County Quality Water
Morgan County Road & Bridge
Morgan County Rural Electric Assoc.
Morgan County Sheriff
Morgan Soil Conservation District
USDA Farm Service Agency
Weld County Planning Department
Western Area Power Administration
Wiggins Fire Department
Xcel Energy

FROM: Cheryl Brindisi, Morgan County Planning & Zoning Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
970-542-3526 / 970-542-3509 fax / cbrindisi@co.morgan.co.us

DATE: July 21, 2023

RE: Land Use Application- Special Use Permit

The following Special Use Permit application will be heard by the Planning Commission on **Monday, August 14, 2023 at 7:00 p.m.** in the Assembly Room of the Morgan County Administrative Building, 231 Ensign Street, Fort Morgan, CO 80701 (Basement level; use elevator entrance in SW corner). You are welcome to attend and comment at this public meeting.

Applicants: Taelor Solar,1 LLC

Landowners: L&R Rumsey Land, LLC and Magnum Feedyard, LLC

Legal Description Taelor Solar 1, LLC, Solar Energy Facility: A part of Sections 4, 5, 6, 7, 8, 9, 17, 18, 20 and 21, Township 2 North, Range 60 West and a part of Section 31, Township 3 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Legal Description Taelor Solar 1, LLC, BESS: A part of Sections 8 and 9, Township 2 North, Range 60 West of the 6th PM, Morgan County, Colorado.

Request: Taelor Solar 1, LLC has submitted a Special Use Permit Application to construct and operate a 250MW Solar PV project in conjunction with a 500MWh Battery Energy Storage System (BESS). See attached site map.

Documents pertaining to the above identified matters are on file at the Morgan County Planning Department, located at 231 Ensign St., Fort Morgan, Colorado. Documents will also be available on the Morgan County Website <https://morgancounty.colorado.gov>

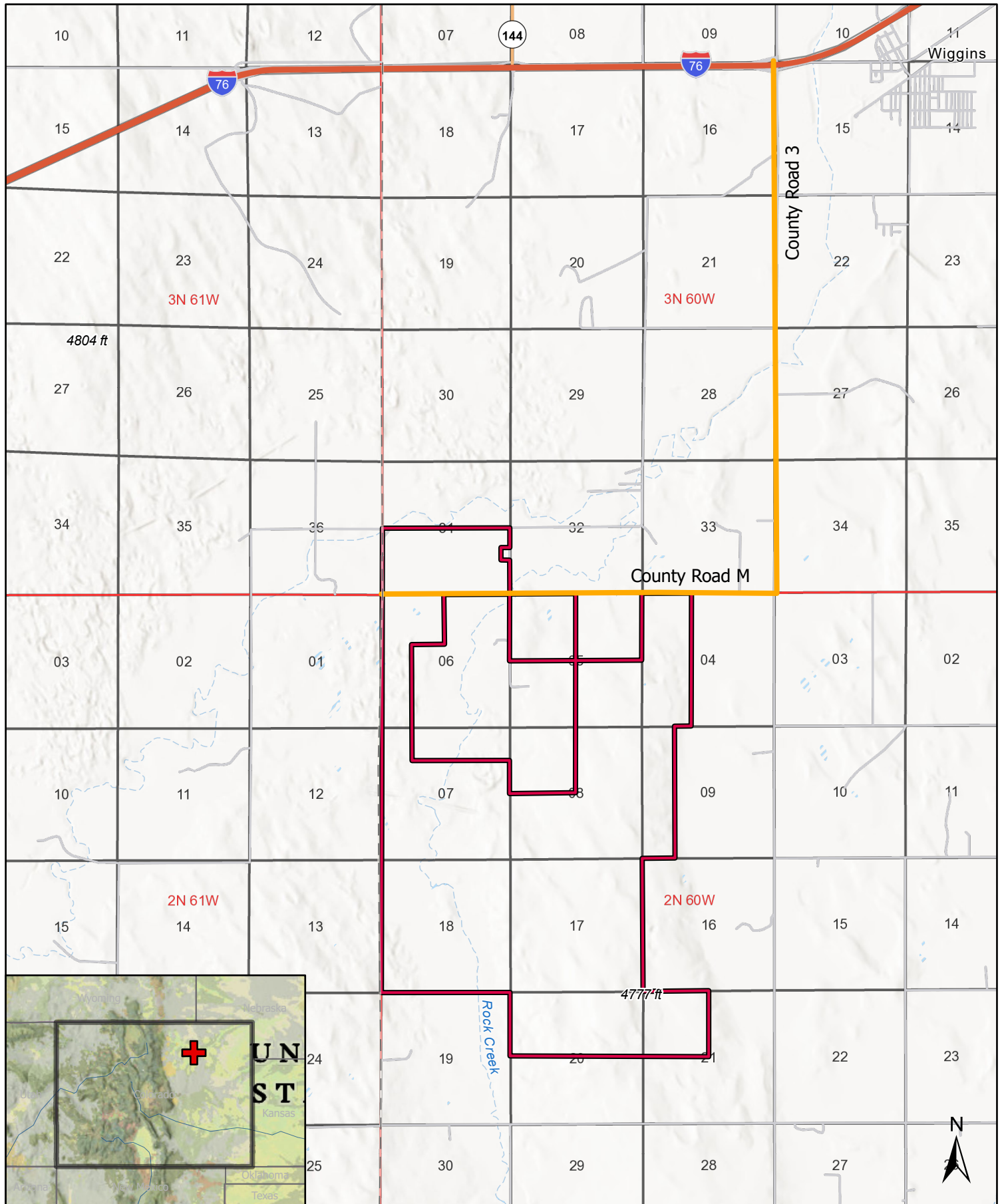
You are encouraged to provide comments to this application by August 7, 2023 or attend the Planning Commission meeting on Monday, August 14, 2023. (See Map Attached)

Sincerely,

Cheryl Brindisi,

Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant

Taelor Solar Haul Route

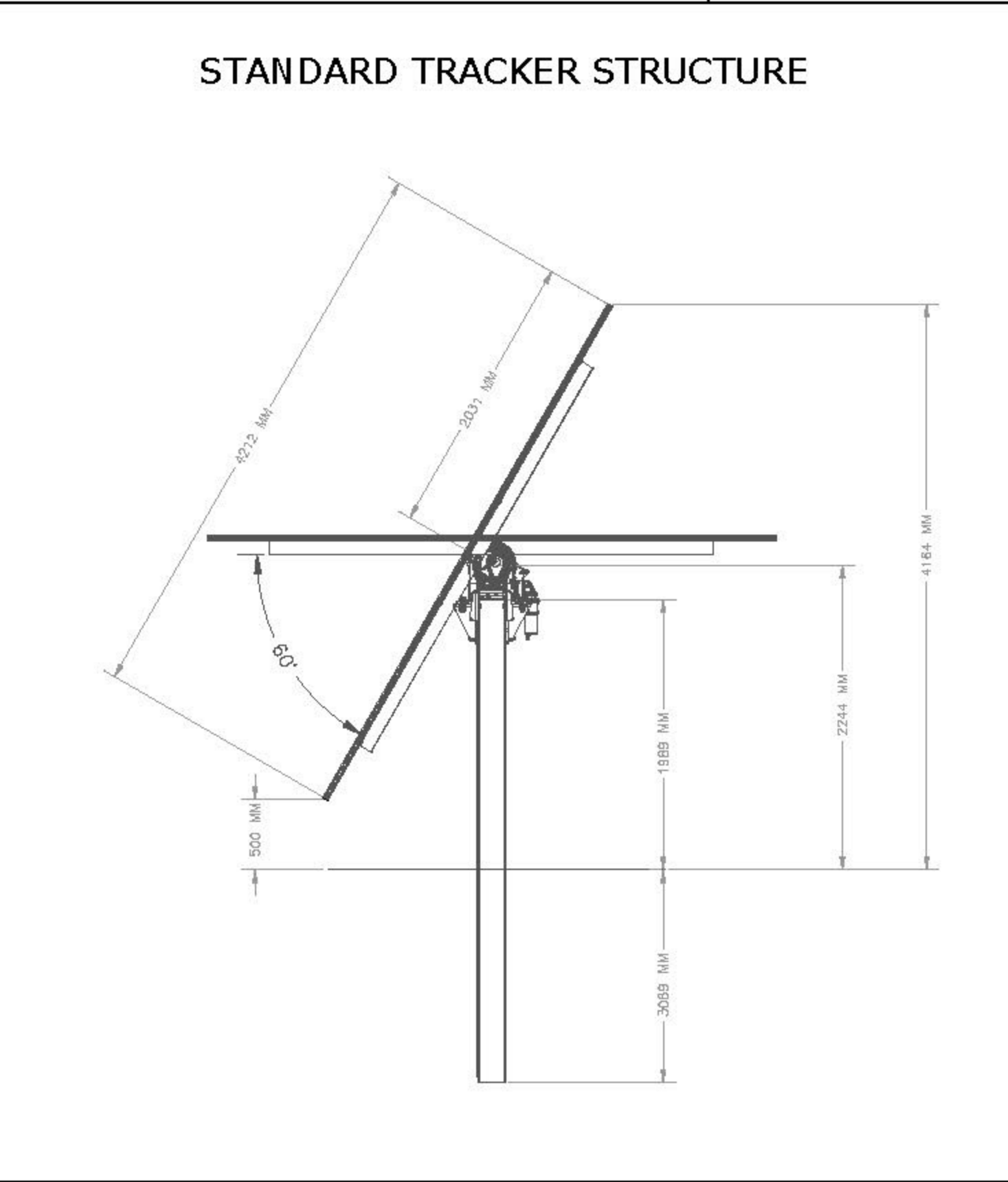
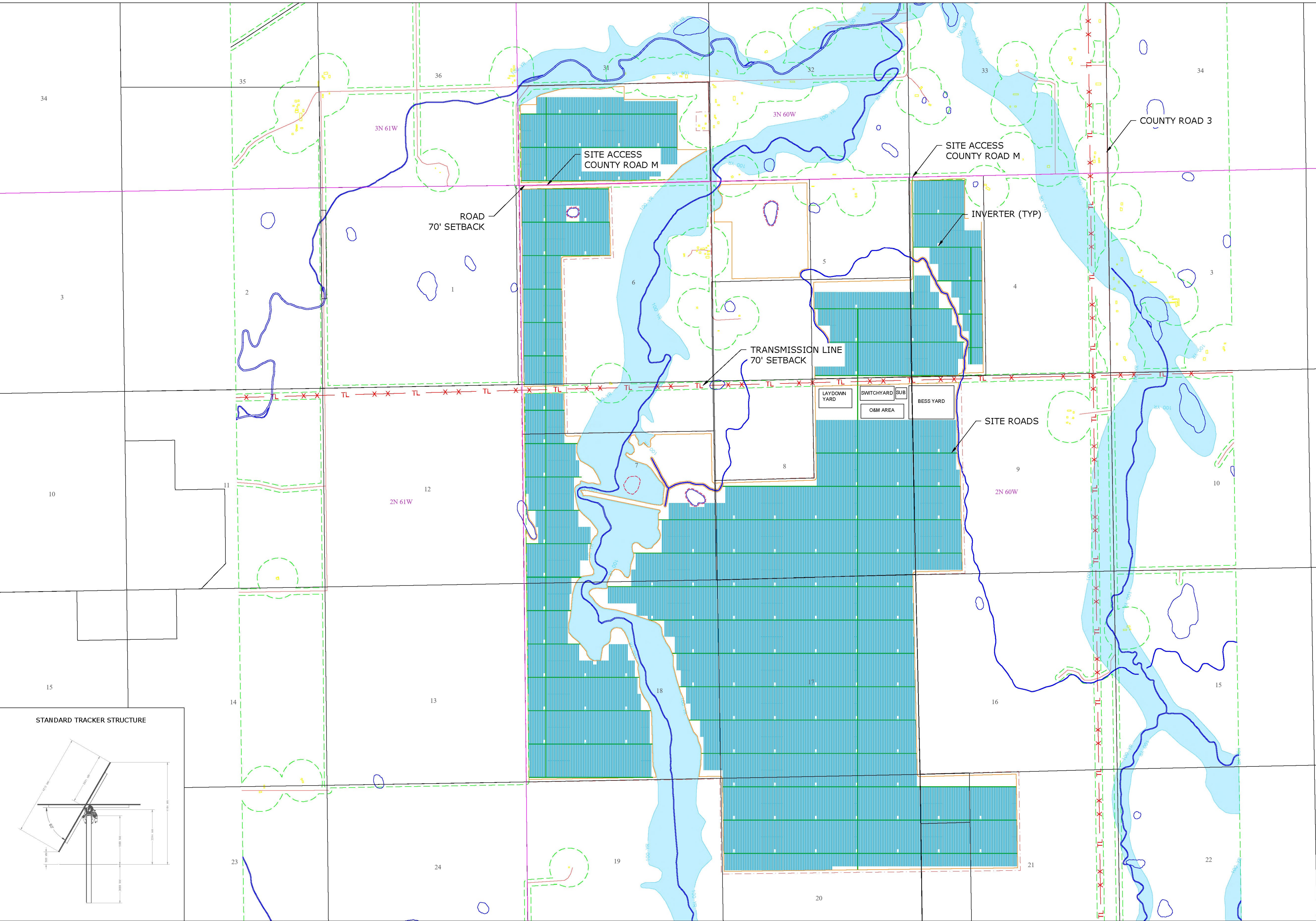


BALANCED ROCK
POWER

- Taelor Solar Permitting Boundary
- Haul Route Morgan County

0 0.5 1 2 Miles

1:80,000
7/18/2023
Basemap: World Terrain



THIS MATERIAL IS THE PROPERTY OF BALANCED ROCK POWER AND CONTAINS INFORMATION THAT IS UNCLASSIFIED, UNCONTROLLED, UNRECORDED, UNFILED, UNINDEXED, UNSEARCHED, UNREVIEWED, UNEDITED, UNAPPROVED, UNRELEASED, UNPUBLISHED, UNPROCESSED, UNRECORDED, UNFILED, UNINDEXED, UNSEARCHED, UNREVIEWED, UNEDITED, UNAPPROVED, UNRELEASED, UNPUBLISHED, UNPROCESSED.

BALANCED ROCK POWER

310 E 100 S, Moab, UT 84532

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

TAELOL SOLAR
MORGAN COUNTY, COLORADO

SHEET TITLE:

PERMITTING LAYOUT

PREPARED FOR:

PREPARED FOR

PREPARED BY:

SM

CHECKED BY:

LN

LEGEND:

0 1320 2640 Feet

SCALE: 1" = 1/4 MILE

North Arrow

SIGNATURE BLOCK

PROPERTY OWNER	
COUNTY BOARD	
CLERK TO THE COUNTY BOARD	
PARTY	SIGNATURE

PROJECT SUMMARY:	
Array Summary	
PROJECT SIZE (MW DC):	300
PROJECT SIZE (MW AC):	250
DESIGN CRITERIA	
WIND SPEED (MPH)	93.00
CORROSION LEVEL	C2
SNOW LOAD (lbs/sqft)	30
MODULE OVERVIEW	
MODULE MANUFACTURER:	Jinko
MODULE SPEC:	JKM570N-72HL4-TV-US
MODULE WATTAGE (w):	570
MODULE QUANTITY:	526,338
MODLUES / STRING:	27
INVERTER OVERVIEW	
PCU MODEL:	SUNGROW 4400
PCU QUANTITY:	64
RACKING OVERVIEW	
RACKING MANUFACTURER	NEXTRACKER
TRACKER PITCH (ft):	23.294
GCR:	31.8%
MAX HEIGHT ABOVE GROUND (ft/m):	9.84 / 3
PROJECT LOCATION	
LAT/LONG:	40.145, -104.127

PROJECT LOCATION:

PROJECT PHASE: PROPOSAL

DIVISION: ENGINEERING	PAPER SIZE: ANSI D (22 X 34)	
DATE:	REVISION:	SHEET #:
5/25/2023	A	E-100