

Minutes for the Public Hearing Reactivate CO Development Stanley Rd Solar 1041 Permit

December 19, 2025 9:00 am Commissioners Chambers

Alamosa County Services Center, 8900 Independence Way, Alamosa, CO 81101

Members Present:

Vern Heersink, Chair

Arlan Van Ry, Vice-Chair

Lori Laske, Commissioner

Roni Wisdom, County Administrator

Jason Kelly, County Attorney

Jamie Greeman, Deputy Clerk

James Bentley, representing the applicant, Reactivate, showed a presentation for a 1041 application for a solar generation facility at the northeast corner of Stanley Road and Colorado Hwy 17. Reactivate is a community, small scale, solar developer. They were founded by two leading industry organizations. They develop, finance, construct and maintain community solar projects. They see them from acquisition all the way through operation and even decommissioning at the end of the life cycle.

This is a distributed generation project, it doesn't require any extensive transmission lines. It ties on to the adjacent utility. And it doesn't require additional easements or any sort of limited domain for the projects. This project is proposed to be 4.95 megawatts on 25 acres. The total parcel size is 55 acres, so they're only using less than half of the parcel.

Adam Harrison, civil engineer, described the site plan which is at the northeast section of Hwy 17 and Stanley Rd. Approximately 200 feet from Hwy 17, there's an overhead distribution line where they will be trying to tie into. Their panels are single access trackers, so, they will follow the sun during the day, east to west. He also wanted to point out that because the ground was already flat there will be very little earth work needed to be done. James Bentley said their projects are not large enough to encapsulate more than one property owner.

They had community meetings at Adams State on June 18 and November 12 and they sent neighbor notification letters. There were a handful of community members at the meetings. There were several concerns discussed such as glare, scenic views, traffic impacts, vegetation and pollutants. Included in the board packet was a study pertaining to the glare concerns. He pointed out that the FAA doesn't even require glare studies anymore. Concerning the views, the panels have a very low profile when installed. Another big topic at the community meetings was the weed and vegetation management. There are surrounding property owners that are concerned about the use of herbicides.

Richard Hubler, Land Use Director, presented his Staff Memo as provided in the board packet. He reviewed the analysis of relevant regulations and reviewed the approval criteria. He said that it is the staff's position that the proposal meets all the approval criteria, and approval of the application is recommended with several conditions. Richard Hubler reviewed each of the conditions which are outlined in the Staff Memo.

Public Comment:

Kerry Hart; he said that he had also mailed a letter, and attended the community meetings. He is mostly concerned about the use of chemicals for vegetative management. His wife is very sensitive to chemicals and is very concerned about the use of herbicides.

Diana Pruitt; she is concerned about the glare that the solar panels will cause.

Holland Shepard; commented about the decommissioning of the solar panels. He has issues with the salvage values and how it is being calculated.

Terry Hammond email read by Arlan Van Ry; she is concerned about the solar panels ruining the views and taking up the wide-open spaces of the San Luis Valley.

Arlan Van Ry asked if there was somewhere in the Comprehensive Plan that it mentioned not having solar panels installed along the highway entrances into the San Luis Valley.

Richard Hubler said there is not anything that identifies solar developments along highways explicitly, but there is some language about gateways as people enter into the community, and it is something to be aware of.

Lori Laske asked about condition number 11 that referred to a change of ownership. She said that she thinks it is confusing to allow that.

Lori Laske also asked about how there could be lower electricity prices for the community.

James Bentley explained that there are several variables. There could be a situation where it could be a true community solar project where an individual could subscribe to a service. But, there are a lot of different qualifications to enter into those types of programs. Part of the process is that Reactivate is in their due diligence process so that they can apply to those kinds of programs. A lot of those programs require a land use permit in hand and also an interconnection application in hand as well.

Lori Laske asked how far off the ground are the panels.

James Bentley said that the piles are off the ground four feet, but as it tilts the heights can change, and he believes at max height, it should be no higher than about 15 feet.

Lori Laske asked how will the site be monitored and how often will there be a physical presence on site.

James Bentley said that it will be remotely monitored. It has several sensors and they will schedule routine inspections. They will also have an emergency response plan in place.

Vern Heersink said that he would like to see something that might say if CDOT ever has a concern with traffic safety that an opaque fence would have to be installed.

Vern Heersink also asked again about who would be monitoring the site and who would be the designated emergency response coordinator.

Richard Hubler said that is something that staff would like to have clarified as well. That is one of the reasons that there is a condition related to the emergency response plan. He has seen other projects where they do have a local designee that's contracted, in addition to the remote monitoring. This is something that he would like to work on as the final plan comes together.

Jason Kelly read the list of exhibits.

1. STAFF REPORT
2. FINAL APPLICATION
3. TITLE COMMITMENT DATED OCTOBER 6, 2025
4. FINAL APPLICATION ACCEPTANCE LETTER DATED NOVEMBER 14, 2025
5. GIS NOTIFICATION AERIAL MAP FOR COURTESY LETTERS
6. NEIGHBOR MAILING LIST
7. EXAMPLE COURTESY LETTER TO NEIGHBORS
8. PUBLIC NOTICE IN VALLEY COURIER
9. LOGAN SIMPSON FINAL REVIEW MEMO
10. CPW COMMENTS
11. CORRESPONDENCE FROM KERRY AND JACQUELINE HART
12. LETTER FROM DIANA PRUITT AND JOHN STEINER
13. EMAIL FROM TERRY HAMMOND

ATTEST:

Jamie Greeman, Deputy Clerk

Vern Heersink, Chair

Arlan Van Ry, Vice-Chairman

Lori Laske, County Commissioner