

Minutes for the Public Hearing Reactivate CO Development Rd 116 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 Reactivate, said that this project is off of County Road 116 and Colorado Highway 160. It is producing 3.9 megawatts on 20 acres. The total parcel size is 40 acres. The panels are a single access tracker system. The panels will sit on four-foot piles. When they are at full tilt, they could be up to 15 feet tall. The site is 200 feet from the state highway. One of the main concerns from the community on this project was traffic, especially during construction.

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:

Gabriel West, he has serious concerns about the traffic accidents at Hwy 160 and County Rd 116. He believes there will be quite a bit of increased truck traffic during construction.

Geoffrey West, said that the company is not local and they do not deal with the long-term consequences. There will no weed monitoring. He believes in solar power, but it should be on roof-tops, and not at this location.

Lori Laske asked about the pond that was on the property and if there were any additional comments or studies about water fowl that might utilize that pond.

Richard Hubler said that because the pond is outside of the project area that is being developed, there was no additional consideration related to how this would impact that.

Arlan Van Ry asked about the elk migration in the area and wondered why Colorado Parks and Wildlife did not have any concerns about this.

Richard Hubler said that he thinks CPW's approach in general to solar project is to try and limit the impact that they have on the migratory pathway. They are more concerned about larger projects where it could block a migratory pathway. As long as the elk are fenced out of the solar field, it will be

okay.

Vern Heersink asked if there could be further explanation about the FAA's requirements.

Richard Hubler said that the FAA's concerns about impacts to flight operations are decreasing over time as technology is improving. The more efficient the panels get, the less they reflect.

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. COMMENTS FROM GEOFFREY WEST

ATTEST:

Jamie Greeman, Deputy Clerk

Vern Heersink, Chair

Arlan Van Ry, Vice-Chairman

Lori Laske, County Commissioner