

| PLANNING COMMISSION 6:00 P.M. | OCTOBER 15, 2024 |
ROADRUNNER ENERGY FARM SPECIAL USE

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MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

August 7, 2024

Roadrunner Energy Farm, LLC
1875 S. Bascom Avenue
Campbell, CA. 95008
Sent via email: [REDACTED]

Dear Applicant:

Your Applications for Special Use Permits have been received by our office and will go to review and decision by the Planning Commission and the Board of County Commissioners. The hearing for the Planning Commission will be held on **Tuesday, October 15, 2024 at 6:00 P.M.**

Mineral Right notifications need to be made by September 13, 2024 and proof of mailing provided to our office no later than September 30, 2024 (at least 15 days prior to the above mentioned hearing date).

As per Section 2-450(B), notification sign postings need to occur no later than 10 days prior to each hearing and photographs accompanied by an affidavit to our office no later than 5 days prior to each hearing. One sign facing each public right-of-way adjacent to the property is required. The county will provide four signs it is up to you to post them. When you come to pick up the signs we will go over placement.

Planning Commission sign notice dates: **Posted by October 4, 2024**
Pictures and Affidavit by October 9, 2024

We will have the sign ready to be picked up in our office on **September 30, 2024.**

It is necessary that you and the landowners be present at the hearing to answer any questions the Planning Commission may have. If any of the landowners are unable to attend, a letter stating who will be representing them will be needed. Do not hesitate to contact us at any time if you have questions.

Sincerely,

Nicole Hay

Nicole Hay
Planning Administrator

FILE SUMMARY



**MORGAN COUNTY
PLANNING AND ZONING DEPARTMENT**

**MORGAN COUNTY PLANNING COMMISSION
FILE SUMMARY**

October 4, 2024

Hearing date – October 15, 2024

APPLICANT: Roadrunner Energy Farm, LLC

OWNERS: Gold Spur genetics, LLC, Bonnie Frazier, Bruce B. Bass Family LLLP, Michael L. Dixon Family LLLP, Mary Ellen Hellyer, and Martha Colburn

These applications are for special use permits for the activities described below. The applicant is requesting two special use permits: one for the solar collector facility and one for the battery energy storage system (BESS). The Planning Commission will conduct one public hearing for two applications, but each application must be evaluated separately under the applicable criteria and will require separate action by motion.

Roadrunner Energy Farm

The applicant, Roadrunner Energy Farm, LLC, proposes a solar collector facility within a 2,886-acre project area. The facility will consist of photovoltaic (PV) panels, trackers, inverters, transformers, above ground cabling, access roads, a project substation and switchyard, an operations and maintenance building, security fencing, and an approximate half-mile generation tie (gen-tie) line connecting the solar collector facility to the point of interconnection. The applicant has also requested waivers of the setback requirements for several interior property lines and several rights-of-way along section lines.

This facility will have a maximum power output of 500 MWac. The project area is located in a part of Sections 17, 19, 20, and 29-32, Township 3 North, Range 55 West, and a part of Sections 5 and 6, Township 2 North, Range 55 West of the 6th PM, Morgan County, Colorado. A gen-tie line will also go through Section 24, Township 3 North, Range 56 West of the 6th P.M.. Morgan County, Colorado to a point of interconnection. The project area is zoned Agriculture Production and is located in the Brush Fire District.

Roadrunner Energy Farm Battery Energy Storage System (BESS)

The applicant, Roadrunner Energy Farm, LLC, proposes a BESS within an approximate 8.3-acre project area. This facility will have a capacity of up to 2,000 MWhrs (a maximum power output of 500 MW). The project area is located in a part of Section 19, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado. The project area is zoned Agriculture Production and is located in the Brush Fire District.

Referral Responses

In addition to the permit applications, packets include responses from CDOT, Colorado Parks and Wildlife, Morgan County Soil Conservation District, WAPA, Xcel.

Drainage Plans

Matt Harris with Harris Engineering Consultants, Inc., the County's consulting engineer, reviewed the preliminary Hydrologic and Hydraulic Report and associated preliminary site plan. As the applicants represent that natural depressions on the property will be used to collect stormwater runoff, he recommends that infiltration testing be conducted at these locations to demonstrate that the underlying soils have sufficient capacity to infiltrate the captured stormwater per the requirements defined by the State of Colorado. Furthermore, he recommends that excess stormwater runoff that would otherwise drain offsite should either be detained and released in a controlled manner per the provisions of the Morgan County Zoning Regulations or captured and infiltrated in accordance with the requirements referenced above. Finally, the final site plan should reflect any potential "no-build" areas where excessive stormwater inundation depths would preclude development, as determined by the hydrologic and hydraulic analysis performed by the applicant's engineer.

Haul Routes

The applicants propose access points off of State Highway 71 and off of County Road O.5 near the corner of County Road O.5 and County Road 30. County Road N is not a designated haul route. However, it will serve as a crossover for access between the north and south sites of the project.

The applicant provided a preliminary traffic impact analysis (TIA) of haul routes and anticipate traffic numbers. See Memo from Westwood Professional Services, dated July 8, 2024.

Since the initial application, the applicant met with CDOT, who requested a more detailed TIA. Once this is obtained by the County, it will be reviewed by the County's engineering contractor, HDR Engineering ("HDR").

Review by HDR

HDR reviewed the preliminary TIA supplied with the initial application. HDR also made a site visit to review the conditions of County Roads O.5, 30 and N. A memo from HDR with recommendations is included in the packet.

County Road O.5: Given that the trip generation indicates a substantial increase in traffic the County should require Roadrunner Energy Farm, LLC to upgrade County Road O.5 to gravel.

County Road 30 (Between County Road O.5 and County Road N): County Road 30 is not a designated haul route. However, due to past drainage issues along this segment, special attention should be given to stormwater management. After comprehensive stormwater analysis prior to construction if stormwater is found to exceed the site's capacity and is not contained onsite, Roadrunner Energy Farm, LLC would be responsible for mitigating the drainage on County Road 30. Roadrunner Energy Farm, LLC should work with the County to implement Drainage Improvements.

County Road N (Site Crossover): Prior to construction, the exact location of the crossover should be clearly defined. Pre and post construction surveys should be completed for the segment of County Road N affected by the crossover. It would be expected that this crossover will be used during construction. Any damage must be repaired by Roadrunner Energy Farm, LLC.

Criteria for Evaluation

In reviewing these applications, the Planning Commission and Board of County Commissioners are required to make a finding that the criteria for granting a use by special review permit in Section 2-455 of the Morgan County Zoning Regulations have been satisfied. In addition, the County shall consider whether each application for a solar collector facility complies with the requirements of the Solar Collector Regulations and each BESS facility complies with the requirements of the BESS Regulations in Zoning Regulations.

Section 2-455 Special Use Permit Criteria:

- A. The use and its location as proposed are in conformance with the Morgan County Comprehensive Plan. The property is located in the southeast planning area.

Chapter 2 – Plan Summary

2.II.A - Economic Development

Goal – Diversify the economy in Morgan County to broaden business employment opportunities for residents and to further economic growth.

The projects would provide economic benefit to Morgan County through increased revenues to the County and school district tax bases through the taxation of the projects. To the extent possible the operator will seek to hire local contractors throughout construction and the life of the project.

Chapter 4 – Economic Development

Goal – Encourage the location of new industry and the expansion of existing businesses that will provide employment opportunities and increase the tax base to strengthen the economy of Morgan County.

Policy 10. Contribute to the Colorado New Energy Economy; work to attract and maintain renewable energy projects to capture this.

Chapter 5 - Environment

IX-Environmental Resources and Hazards Plan

Goal - To preserve the manmade and natural environment in order to enhance the quality of life in Morgan County.

The projects will not impact wetlands or floodplains and will avoid adverse impacts on plant and wildlife species. These projects will encourage the use of renewable resources and production of electric power.

- B. The application documents are complete and present a clear picture of how uses are to be arranged on the site or within Morgan County.
- C. The Site Plan conforms to the district design standards of Section 2-470 and Section 4-820 of the Morgan County Zoning Regulations.
- D. All on and off-site impacts have been satisfactorily mitigated either through agreement, public improvements, site plan requirements or other mitigation measures.

The applications will both have short-term impacts to off-site areas during construction and long-term impacts to off-site areas during the life of the project related to the use of County Roads. The level of impacts during construction and after construction is completed are likely differ in degree.

The off-site impacts during construction and the life of the property will need to be addressed by Roadrunner Energy Farm, LLC. The execution of Road Use Agreement, as required by the Morgan County Zoning Regulations, is a proposed condition for approval.

Best management practices (BMP) will be implemented to protect newly established vegetation for Storm Water Management and Erosion Control.

- E. The special use proposed has been made compatible with the surrounding uses and adequately buffered as determined by the County.

The closest residences to the project area will meet the required setback of 500 feet. The residences are along County Road N and west of State Highway 71. The parcels adjacent to the facility are zoned Agricultural Production District and are pastureland.

- F. The special use poses only the minimum amount of risk to the public health, safety and welfare as set by either federal, state or county regulation, whichever is strictest.

Granting the special use permits will not increase risk to public health, safety, or welfare.

- G. The special use proposed is not planned to be developed on a non-conforming parcel.

The projects are located on conforming parcels.

- H. The applicant has adequately documented a public need for the project, all pertinent technical information, adequate financial resources to implement it, and has paid all fees and review costs levied by the County for application processing and review.

The general purpose of the proposed projects is to maximize energy production from available solar resources to deliver renewable electricity to the bulk power transmission system to serve the needs of electric utilities and their customers.

- I. For any special use requiring a supply of water for human consumption that the applicant has demonstrated a source of water which is adequate for the proposed use in terms of quantity, quality, and reliability. For any special use which does not require a supply of water for human consumption, an adequate source of water for the proposed use in terms of quantity and reliability must be obtained prior to commencement of the use.

The projects are expected to require a supply of water during construction for dust control measures and during operation. Water for the project will be sourced from off-site commercial suppliers.

The following conditions are recommended for the special use permits:

1. Roadrunner Energy Farm, LLC Solar Collector Facility Conditions

- a. Roadrunner Energy Farm, LLC must demonstrate ownership or possession of the property prior to commencement of construction. Roadrunner Energy Farm, LLC can demonstrate satisfaction with this condition through vested title in its name, or a lease or other agreement directly with the property owner allowing the permitted use to be conducted on the property.
- b. All necessary land use, environmental, and construction permits, approvals and authorizations will be obtained prior to the start of and during construction as required and may include, but

are not limited to, land use permits, right-of-way (ROW) permits, road use agreements, access permits, oversize/overweight permits, grading permits, and stormwater permits.

- c. All necessary plans, reports, permits, and certificates will be submitted prior to issuance of any building permit associated with the solar collector facility and may include, but are not limited to, interconnection/crossing agreements, final drainage & erosion control plan, signed and sealed geotechnical report, decommissioning plan, operations and maintenance plan, Liability Insurance Certificate, final locations for any laydown yard, a copy of the APEN issued by the Colorado Department of Public Health and Environment, Unanticipated Discovery plan, and an adequate supply of water.
- d. Roadrunner Energy Farm, LLC will comply with the proposed decommissioning plan, any modifications/deviations from the proposed plan must be approved by the County. Roadrunner Energy Farm, LLC must notify the County in writing thirty (30) days prior to commencing decommissioning.
- e. Any building greater than 120 sq. ft. will require a building permit.
- f. No poles shall exceed a height of 100 feet, including any portion of the gen-tie line. Any poles that exceed this height will require prior approval from the County, upon a showing by Roadrunner Energy Farm, LLC that such height is necessary for operations. Such additional height may be approved by the County Planning Administrator upon application by Roadrunner Energy Farm, LLC. The County Planning Administrator may request any additional information necessary to determine whether approval should be granted.
- g. The substation and solar collector facility shall be enclosed by a security fence and be secured at all times. Emergency services must have access at all times.
- h. Prior the commencement of construction, Roadrunner Energy Farm, LLC will enter into a road use agreement for the use of any public road during construction. The agreement shall include the following:
 - i. A designated haul route or routes, subject to approval by the Morgan County Road & Bridge Department. A map showing the designated haul route to be used during construction.
 - ii. A pre-construction baseline inventory of County roads on the designated haul route or routes to be used during construction to document their pre-construction condition, obtained by and paid for by Roadrunner Energy Farm, LLC.
 - iii. A mitigation plan to address traffic congestion, control, and potential impacts to County roads on the designated haul route. The mitigation plan shall also include any dust mitigation activities.
 - iv. A requirement that Roadrunner Energy Farm, LLC is to return any County roads to their pre-construction baseline condition.
 - v. A requirement to post financial security in an amount not less than one hundred fifteen percent (115%) of the estimated cost to complete all road restoration, in the form of an irrevocable letter of credit or cash escrow. Cost estimates shall be provided by a licensed Colorado engineer. Upon preliminary acceptance of the restored public road, the County shall release all but fifteen percent (15%) of total actual costs of restoration of the public

roads, so long as Roadrunner Energy Farm, LLC are not in default of any provision of the road use agreement. The County shall inspect the restored roads and Roadrunner Energy Farm, LLC shall pay to the County the cost incurred by the County in conducting such inspections. These costs shall be due and payable upon demand of the County. Roadrunner Energy Farm, LLC shall be responsible for correcting or properly completing the restoration.

- vi. The residual fifteen percent (15%) retained by the County shall act as security for Roadrunner Energy Farm, LLC guarantee that the restoration remains free of defect during a two-year warranty period Roadrunner Energy Farm, LLC may at any time during the preliminary acceptance or warranty period offer to provide a substitute or supplemental form of financial security to that security as originally posted with and/or retained by the County. The County may accept substitute or supplemental forms of security in its sole discretion.
- i. Roadrunner Energy Farm, LLC shall make all necessary improvements to the access roads prior to commencement of construction. Roadrunner Energy Farm, LLC shall be required to submit road specifications as required by the County Road & Bridge Department detailing the improvements. Such specifications will be reviewed and approved by the County and its consultants as necessary. Once such specifications are approved by the County, Roadrunner Energy Farm, LLC shall be required to enter into a public improvement agreement, which at a minimum will require the posting of adequate security in an amount equal to one hundred fifteen percent (115%) of the estimated costs to improve such roads to ensure the improvements are completed in conformity with the approved specifications and a two -year warranty period from preliminary acceptance for all improvements. The public improvement agreement may be combined with the required road use agreement and any required security for construction and restoration may be combined at the County's sole discretion.
- j. Prior to the commencement of construction, Roadrunner Energy Farm, LLC must obtain all proper permissions from landowners to use private roads or develop access roads on any private property. No private access roads, new or currently in use, shall become public rights of way unless approved and accepted by the Board of County Commissioners.
- k. The County will require written notice for all staging or laydown areas, or other temporary areas for construction or repair activities ("Temporary Areas") utilized after final construction is completed. Roadrunner Energy Farm, LLC must provide a map showing the Temporary Area by size (acreage and perimeter), a list of materials and equipment to be stored on the Temporary Areas, activities within the area (e.g., grading, storage, etc.), the length of time the temporary construction or staging or laydown areas will be in use and must notify the County at least thirty (30) days prior to the use of the temporary area. It shall be a condition that all equipment and materials must be removed from the Temporary Areas and the area returned to a condition similar to its condition prior to construction. No permanent structures may remain in the Temporary Areas unless approved by the County pursuant to the applicable Morgan County Zoning Regulations.
- l. The project area shall be restored and/or reseeded as soon as practicable but no later than six months after Roadrunner Energy Farm, LLC has completed construction, unless the County Planning Administrator grants an extension for demonstrated good cause.
- m. Construction occurring within ¼ quarter mile of any residence shall not commence earlier than 7 a.m.

- n. Roadrunner Energy Farm, LLC shall prevent the existence of any nuisances by way of its construction activities. All trash, litter, construction waste and any potentially hazardous materials shall be disposed of properly off-site. If the County determines that a nuisance exists and the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice, undertake such abatement and lien the property for the costs of the abatement. Such abatement shall not be deemed to limit any other enforcement rights of the County.
- o. Roadrunner Energy Farm, LLC shall comply with all applicable law and regulations related to safety and emergency management during construction and on-going operations.
- p. Roadrunner Energy Farm, LLC shall be responsible for the payment of all costs and fees incurred by the County associated with this Permit. The County shall invoice Roadrunner Energy Farm, LLC for costs and fees and payment will be due by Roadrunner Energy Farm, LLC within thirty (30) days of the date of the invoice. Failure to pay may result in enforcement actions by the County.
- q. Roadrunner Energy Farm, LLC shall pay the applicable Permit Fee, as adopted by the County Commissioners prior to construction.
- r. Roadrunner Energy Farm, LLC is the owner and operator of the solar collector facility.

2. Roadrunner Energy Farm, LLC BESS Facility Conditions

- a. Roadrunner Energy Farm, LLC must demonstrate ownership or possession of the property prior to commencement of construction. Roadrunner Energy Farm, LLC can demonstrate satisfaction with this condition through vested title in its name, or a lease or other agreement directly with the property owner allowing the permitted use to be conducted on the property.
- b. All necessary land use, environmental, and construction permits, approvals and authorizations will be obtained prior to the start of and during construction as required and may include, but are not limited to, land use permits, right-of-way (ROW) permits, road use agreements, access permits, oversize/overweight permits, grading permits, and stormwater permits.
- c. All necessary plans, reports, permits, and certificates will be submitted prior to issuance of any building permit associated with the BESS facility and may include, but are not limited to, Electrical Diagram, final equipment specification sheet, contact information, maintenance plan, final drainage plan, decommissioning plan, emergency operation plan, and Liability Insurance Certificate, and an adequate supply of water.
- d. Roadrunner Energy Farm, LLC will comply with the proposed decommissioning plan, any modifications/deviations from the proposed plan must be approved by the County. The County must be notified in writing when Roadrunner Energy Farm, LLC commences decommissioning.
- e. Any building greater than 120 sq. ft. will require a building permit.
- f. The BESS shall be enclosed by a security fence and be secured at all times. Emergency services must have access at all times.

- g. Prior to the commencement of construction, Roadrunner Energy Farm, LLC must obtain all proper permissions from landowners to use private roads or develop access roads on any private property. No private access roads, new or currently in use, shall become public rights of way unless approved and accepted by the Board of County Commissioners.
- h. The County may require that the road use agreement for the associated solar collector facility govern any road impacts related to the construction of the BESS or require a separate road use agreement. In addition, for any public improvements to roads required for Phase 1 of the project for the associated solar collector facility, the County may require that the public improvement agreement govern public improvements for the construction of the BESS or require a separate public improvement agreement.
- i. The County will require written notice for all staging or laydown areas, or other temporary areas for construction or repair activities (“Temporary Areas”) utilized after final construction is completed. Roadrunner Energy Farm, LLC must provide a map showing the Temporary Area by size (acreage and perimeter), a list of materials and equipment to be stored on the Temporary Areas, activities within the area (e.g., grading, storage, etc.), the length of time the temporary construction or staging or laydown areas will be in use and must notify the County at least thirty (30) days prior to the use of the temporary area. It shall be a condition that all equipment and materials must be removed from the Temporary Areas and the area returned to a condition similar to its condition prior to construction. No permanent structures may remain in the Temporary Areas unless approved by the County pursuant to the applicable Morgan County Zoning Regulations.
- j. The project area shall be restored and/or reseeded as soon as practicable but no later than six months after Roadrunner Energy Farm, LLC has completed construction, unless the County Planning Administrator grants an extension for demonstrated good cause.
- k. Construction occurring within ¼ quarter mile of any residence shall not commence earlier than 7 a.m.
- l. Roadrunner Energy Farm, LLC shall prevent the existence of any nuisances by way of its construction activities. All trash, litter, construction waste and any potentially hazardous materials shall be disposed of properly off-site. If the County determines that a nuisance exists and the nuisance is not abated or an abatement plan is not submitted to the satisfaction of the County, the County may, upon thirty (30) days' notice, undertake such abatement and lien the property for the costs of the abatement. Such abatement shall not be deemed to limit any other enforcement rights of the County.
- m. Roadrunner Energy Farm, LLC shall comply with all applicable law and regulations related to safety and emergency management during construction and on-going operations.
- n. Roadrunner Energy Farm, LLC shall be responsible for the payment of all costs and fees incurred by the County associated with this Permit. The County shall invoice Roadrunner Energy Farm, LLC for costs and fees and payment will be due by Roadrunner Energy Farm, LLC within thirty (30) days of the date of the invoice. Failure to pay may result in enforcement actions by the County.
- o. Prior to commencement of construction, Roadrunner Energy Farm, LLC shall supply evidence of, at a minimum, an agreement between the Brush Rural Fire Protection District, Morgan County Sheriff’s Office, Morgan County Emergency Management Department and Roadrunner Energy Farm, LLC concerning the provision of emergency and fire services to the

BESS. As part of the agreement, Roadrunner Energy Farm, LLC shall provide training and equipment necessary to respond to any incident or failure of the BESS facility, or any portion of the facility. The initial training must be provided to law enforcement, fire, ambulance, and the Morgan County Emergency Management Department prior to the commencement of operations at the BESS facility. The agreement shall require ongoing training on a schedule determined by the parties to the agreement. The ongoing training shall be made available to all agencies for which the initial training is required in this condition. Every three years after the commencement of operations, the Brush Rural Fire Protection District, Morgan County Sheriff's Office, Morgan County Emergency Management Department and Roadrunner Energy Farm, LLC shall review the agreement to ensure adequate response training and equipment.

- p. A minor incident, defined as failure of or fire in one battery container, shall trigger an immediate shutdown of the effected battery container by Roadrunner Energy Farm, LLC. A major incident is defined as occurrence of one or more of the following: 1) a failure of or fire in two or more battery containers, 2) when a fire expands beyond the defensible space required in condition (s), or 3) an incident at the BESS facility results in an order of evacuation or shelter in place to residents in the vicinity of the facility. A major incident shall trigger an immediate shutdown of the entire BESS facility by Roadrunner Energy Farm, LLC. Upon the occurrence of either type of incident, Roadrunner Energy Farm, LLC shall issue an incident notification within three (3) days of the incident. The incident notification will describe the time, duration or nature of incident and must be mailed to all property owners within a half mile of the BESS facility at the addresses of record through the Morgan County Assessor's Office; the County Planning and Zoning Department; the City of Brush; Brush Rural Fire Protection District; Morgan County Sheriff's Office; Morgan County Ambulance Services and Morgan County Emergency Management Department. Within thirty (30) days of the incident, Roadrunner Energy Farm, LLC shall deliver to the County Planning and Zoning Department an after-action report prepared by a qualified independent third-party with expertise in subject matter and shall identify any changes to the operations of the BESS facility necessary to maintain life and safety within the BESS facility and the neighboring residential properties. No operations may occur in the battery container or at BESS facility, as applicable based upon the type of incident, until the after-action report has been considered by the Board of County Commissioners at a noticed public hearing and the Board of County Commissioners approves restarting operations at the BESS facility, or within the battery container. Such a decision shall be made based upon the impact of the failure on neighboring residential properties, the threat and continuing threat to public safety, the response to the incident, cause of the failure and whether Roadrunner Energy Farm, LLC has implemented or is in the process of implementing changes to the operations of the BESS facility, or battery container, necessary to maintain life and safety within the BESS facility and the neighboring residential properties. Notice of the hearing shall be provided in the same manner as public notice for a permit for a use by special review as provided in the Morgan County Zoning Regulations, as amended. If the Board of County Commissioners decides that the BESS facility or the battery container, as applicable, may not be returned to operation, the Board of County Commissioners may direct Roadrunner Energy Farm, LLC to take any necessary steps to protect the public safety and welfare or alternative, schedule a hearing to revoke this Permit.
- q. Prior to construction, Roadrunner Energy Farm, LLC will submit a fire mitigation plan and emergency operations plan. These plans may be submitted as one plan at Roadrunner Energy Farm, LLC's discretion; however, the plans or plan must address the following:
 - i. The fire mitigation plan shall include a site plan which includes strategic information for first responders including access points and road, gates and fence access restrictions, lock

box locations, fire command center or response location(s), water supply location water source and control critical fire protection system information, site hazards, and high-level emergency response plan notes.

- ii. The emergency response plan shall provide operational steps by site personnel and first responders if an incident or failure occurs. The plan should include equipment description and overview, emergency access, a site map, access points, staging areas, hazard evaluations, signage, and safety protocols.
- r. Roadrunner Energy Farm, LLC must obtain the approval from the Brush Rural Fire Protection District for the plans required in condition (q) above. That approval must be obtained prior to the plans being submitted to the County.
- s. Due the high probability of wildland and grassland fires in Morgan County as established through the Morgan County Plan Element to the 2021 Northeast Colorado Regional Hazard Mitigation Plan, the BESS facility must be surrounded by a defensible space of at least 200 feet in width from the edge of the BESS facility. Within this defensible space, Roadrunner Energy Farm, LLC must employ material which is nonflammable and will aid in the prevention of fire and suppress any vegetation or other flammable items. Conditions or materials which will create dust, such as the employment of dirt only in the defensible space, are also not permitted.
- t. Roadrunner Energy Farm, LLC shall pay the applicable Permit Fee, as adopted by the County Commissioners prior to construction.
- u. Roadrunner Energy Farm, LLC is the owner and operator of the BESS facility.

As per Sections 4-845 and 4-880 of the Morgan County Zoning Regulations, Roadrunner Energy Farm, LLC is also requesting approval of the three year renewals for both applications. The extension to a total of 6 years is being requested to accommodate the long lead time required to move through the interconnection processes and complete construction on a utility-scale project.

Nicole Hay,
Morgan County Planning Administrator

CONSULTANTS

Harris Engineering, Inc.

HDR

October 03, 2024

Ms. Nicole Hay
Morgan County Planning & Zoning Department
231 Ensign Street
Fort Morgan, CO 80701

Re: Preliminary Hydrologic and Hydraulic Analysis Review
Roadrunner Energy Farm

I have reviewed the documentation provided by Rai Energy, the Applicant, for the proposed Roadrunner Energy Farm to be located several miles southeast of the City of Brush. The documentation consists of the *Roadrunner Energy Farm Hydrologic and Hydraulic Assessment*, herein referred to as the 'drainage study', dated September 16, 2024, submitted as a supplement to Applicant's Special Use Permit Application.

The preliminary drainage study utilizes engineering methods that are in general conformance with those employed for similar facilities recently developed within the County. It is understood that existing drainage patterns on site will be preserved with natural depressions collecting a portion of the stormwater runoff across the site and allowing it to infiltrate onsite. Per the narrative and Figure 6 in the drainage study, together with the array layout maps previously submitted by the Applicant (drawing no. E-111 through E-126), I infer the following:

- Inundation depths associated with the 100-year, 24-hour rainfall event modelled in the analysis, though shown to be generally less than 1-foot across the site, may preclude development in several areas coincident with natural surface depressions where surface runoff is captured and depths may initially exceed several feet
- Based on natural drainage patterns, it would appear that some portion of onsite runoff will propagate offsite

I would recommend that the final site drainage plan include the following:

- Site infiltration testing to verify adequate infiltrative capacity of the soil where it is proposed to be captured and infiltrated, pursuant to the requirements of Colorado Revised Statutes Section 37-92-602(8)
- Capture of excess stormwater runoff onsite with release rates not to exceed those associated with the 5-year storm event per Section 3-705, paragraph (A) of the County Zoning Regulations (where retention and infiltration is proposed, the storage basin should provide at least 1 foot of freeboard above the 100-year, 24-hour water surface elevation and include, where required, an emergency overflow with stabilized crest set at freeboard elevation and sized for the 100-year, 24-hour inflow rate into the storage basin)
- Where required, array layout should be suppressed at locations shown to have excessive inundation depths (i.e., array layout design should be informed by the results of the drainage study)

Please feel free to contact me with any questions or concerns, or if I may provide further assistance in this matter.

Sincerely,



Matthew C. Harris, PE
CO PE #49409



10/03/24

ADDITIONAL APPLICATION INFORMATION

Traffic Impact Analysis

Waiver Map

Certified Mineral Receipts

MEMORANDUM

Date: July 8, 2024

Re: Roadrunner Energy Farm Trip Generation Analysis (TGA)

R0046541.00

To: Morgan County Planning Zoning and Building Dept., Fort Morgan,
Colorado

From: Paul Villaluz, P.E., PTOE, RSP1

This memorandum has been prepared to support the WSB permit application for the Roadrunner Battery Energy farm construction in Morgan County, Colorado. Per the requirements of the permit application, this memorandum contains a Trip Generation Analysis (TGA) that is conducted by a Traffic Engineer and includes estimates of total vehicle trips per day and peak hour volumes generated by the proposed development.

Site Location

The Roadrunner Energy Farm is located along County Road 0.5, County Road 30, County Road N off State Highway 71. The various trip distribution percentages for regional, driveways, and intersections are shown in Appendix A, B , and C.

Project Description

The Roadrunner energy farm is projected to be a 500 MW facility. A site plan is included in **Appendix A**. Roadrunner energy farm encompasses 2,886-acre area and will consist of PV panels, trackers, inverters, transformers, above-ground cabling, access roads, a Project substation and switchyard, security fencing, an approximate half-mile generation tie line (“gen-tie”) connecting the Project to the point of interconnection, and a 350 megawatt (“MW”) battery energy storage system (“BESS”). Maps showing the Project location, preliminary layout, and facilities are in Appendix A.

The Construction Phase is anticipated to last approximately 12-16 months. Construction is anticipated to occur in three phases that will overlap:

- Phase 1 – Site Preparation: duration of 4-6 months.
- Phase 2 – Installation: duration of 6-12 months.
- Phase 3 – Commissioning (Start-up and Testing): duration of 4-6 months.

Construction Phase Trip Generation

This section evaluates the Roadrunner Energy farm project traffic effects during Construction Phase 2, which is forecast to generate the highest levels of project traffic over the longest duration of the project construction period. Phases 1 and 3 would generate less traffic during a shorter duration of time.

Trip generation estimates were developed for each construction phase based on the anticipated number of construction employees and truck deliveries. The trip generation estimates were made using the following assumptions based on our experience with similar projects:

- Maximum Number of Employees On-Site per Day:
 - Phase 1 – 130
 - Phase 2 – 480
 - Phase 3 – 40
- Proposed Work Schedule
 - 6:00 AM – 3:00 PM
- Maximum Number of Deliveries per Day:
 - Phase 1 – 72
 - Phase 2 – 252
 - Phase 3 – 20

Anticipated Trip Generation for each Construction Phase is presented in **Table 1**. Phase 2 is forecast to generate the highest volume of traffic during the construction period. This amount of traffic is not anticipated to adversely impact the operation of nearby roadways and intersections.

Table 1 –Project Trip Generation

Project Phase	Number Vehicle Trips (Daily)	Daily Trips PCE ^c trips	AM Peak Hour (PCE trips) (7:00 – 9:00)	PM Peak Hour (PCE trips) (4:00 – 6:00)
Phase 1: Site Preparation (12-18 months)				
Employees ^a	130	130	0	0
Miscellaneous Deliveries ^b	72	144	58	58
TOTAL	202	274	58	58
Phase 2: Installation (6-12 months)				
Employees ^a	480	480	0	0
Miscellaneous Deliveries ^b	252	504	100	100
TOTAL	732	984	100	100
Phase 3: Commissioning (4-6 months)				
Employees ^a	40	40	0	0
Miscellaneous Deliveries ^b	20	40	8	8
TOTAL	60	80	8	8

- (a) Maximum number of employees per site. Daily trip estimate assumes an average vehicle occupancy of 2 employees per vehicle. 1 inbound and 1 outbound trip per employee. (ex. Phase 1 daily trips: 130 trips = (130 employees * 1 day * (1 vehicle / 2 employees) * (2 trips / vehicle - day)). Peak hour trip estimates assume that employees arrive outside the AM peak hour and leave before or after the PM peak hour. The anticipated shift schedule is 6:00 AM to 3:00 PM.
- (b) Maximum number of deliveries per day. Daily trip estimate assumes 1 inbound and 1 outbound trip per delivery. Peak hour trip estimates assume that 10% of the deliveries arrive during the AM peak hour and the PM peak hour.
- (c) PCE trips is Passenger Car Equivalent trips. (2* truck trips)

Operational Phase Analysis

The BESS site would be operated and maintained by 5 new employees for on-going operations working three shifts (8:00 AM – 4:00 PM, 4:00 PM – 12:00 AM, and 12:00 AM – 8:00 AM). The Project would require only nominal long-term maintenance. Periodically, it may be necessary to test and/or replace individual battery modules. The BESS would be continuously monitored to determine if and when testing and possible replacement of individual battery modules is necessary. **Table 2** shows the trip generation forecasts for on-going operations. This amount of traffic is not anticipated to adversely impact the operation of nearby roadways and intersections.

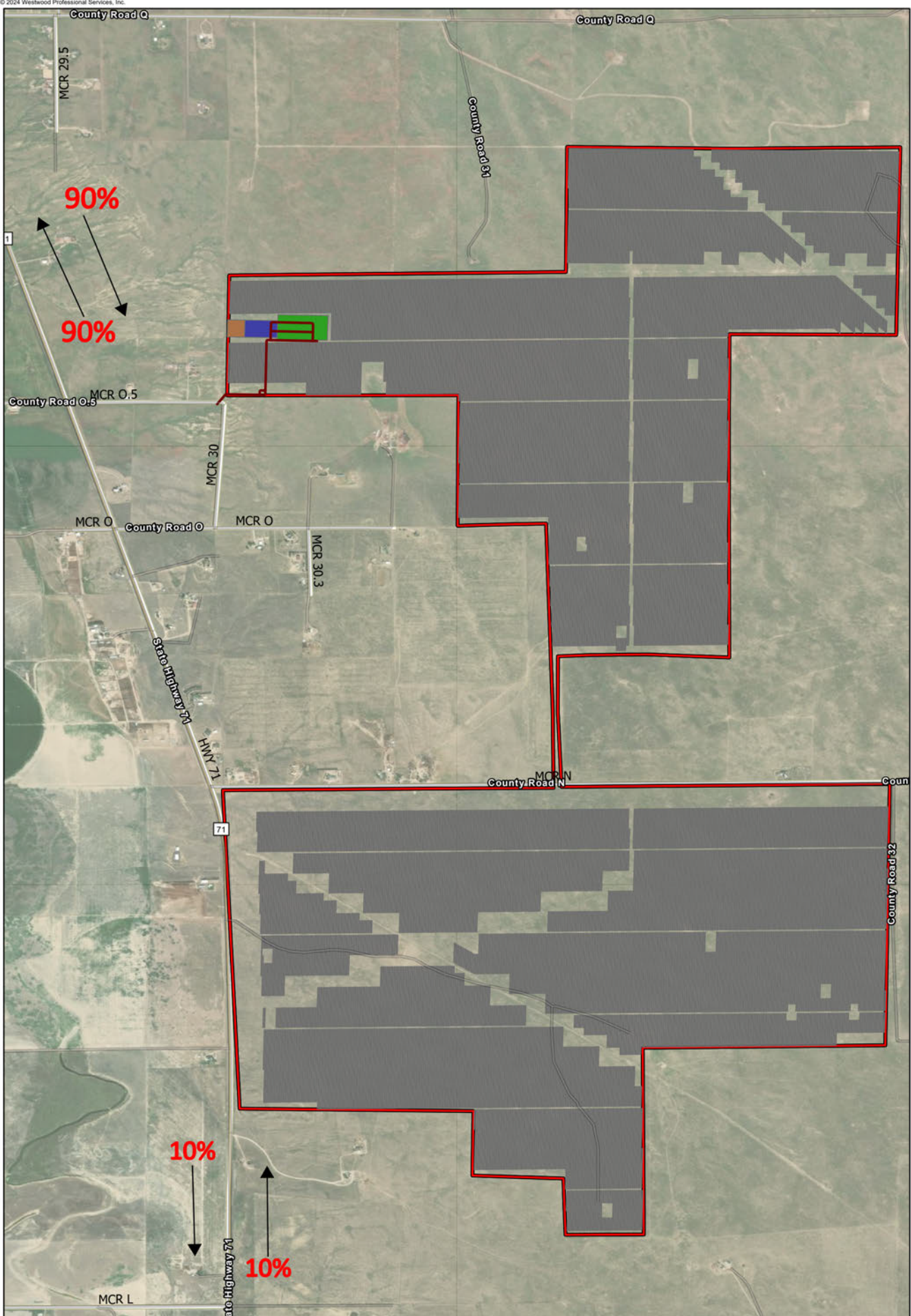
Table 2 –Project Trip Generation – On-Going Operations

On-Going Operations	Number per Day	Daily Trips	AM Peak Hour (7:00 – 9:00)	PM Peak Hour (4:00 – 6:00)
Employees ^a				
1 st Shift (8:00 AM – 4:00 PM)	10	30	10	10
2 nd Shift (4:00 PM – 12:00 AM)	10	30	0	10
3 rd Shift (12:00 AM – 8:00 AM)	10	30	10	0
Deliveries	2	4	0	0
TOTAL	32	94	20	20

(a) Daily trip estimate assumes 1 inbound and 1 outbound trip per employee and 50% of the daily employees leave for lunch break. Peak hour trip estimate assumes employee arrived during the AM peak hour and departed during the PM peak hour.

APPENDIX A

Roadrunner Energy Farm Regional Trip Distribution



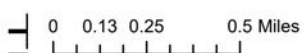
Data Source(s): Westwood (2024).

Legend

- BESS
- Substat on
- Switchyard
- Project Area
- Roads
- ↕ Trip Distribut on %

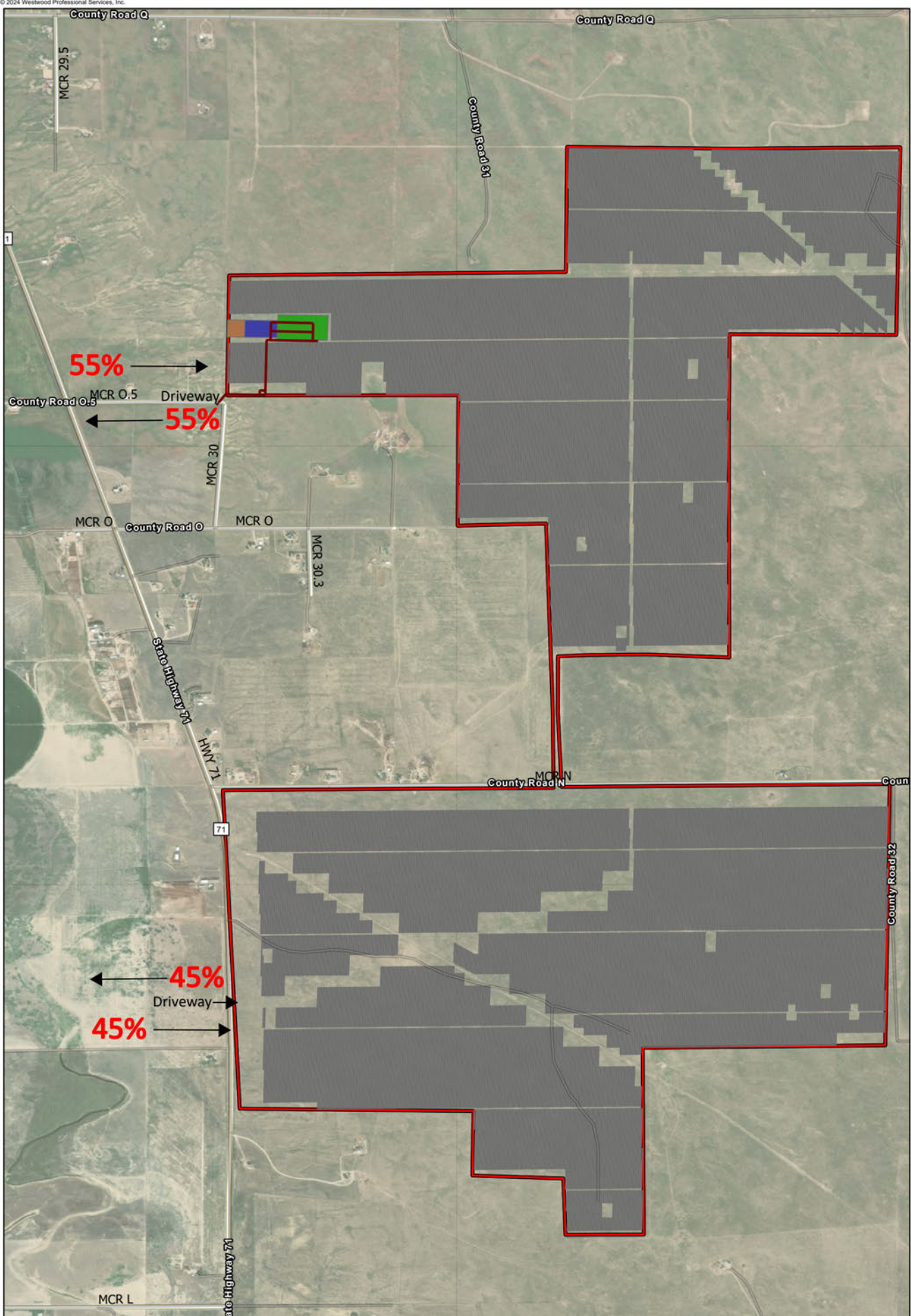
Roadrunner Energy Farm

Morgan County, Colorado
Appendix A - Regional Trip Distribution



APPENDIX B

Roadrunner Energy Farm Driveway Trip Distribution



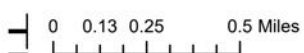
Data Source(s): Westwood (2024).

Legend

- BESS
- Substat on
- Switchyard
- Project Area
- Roads
- ↕ Trip Distribut on %

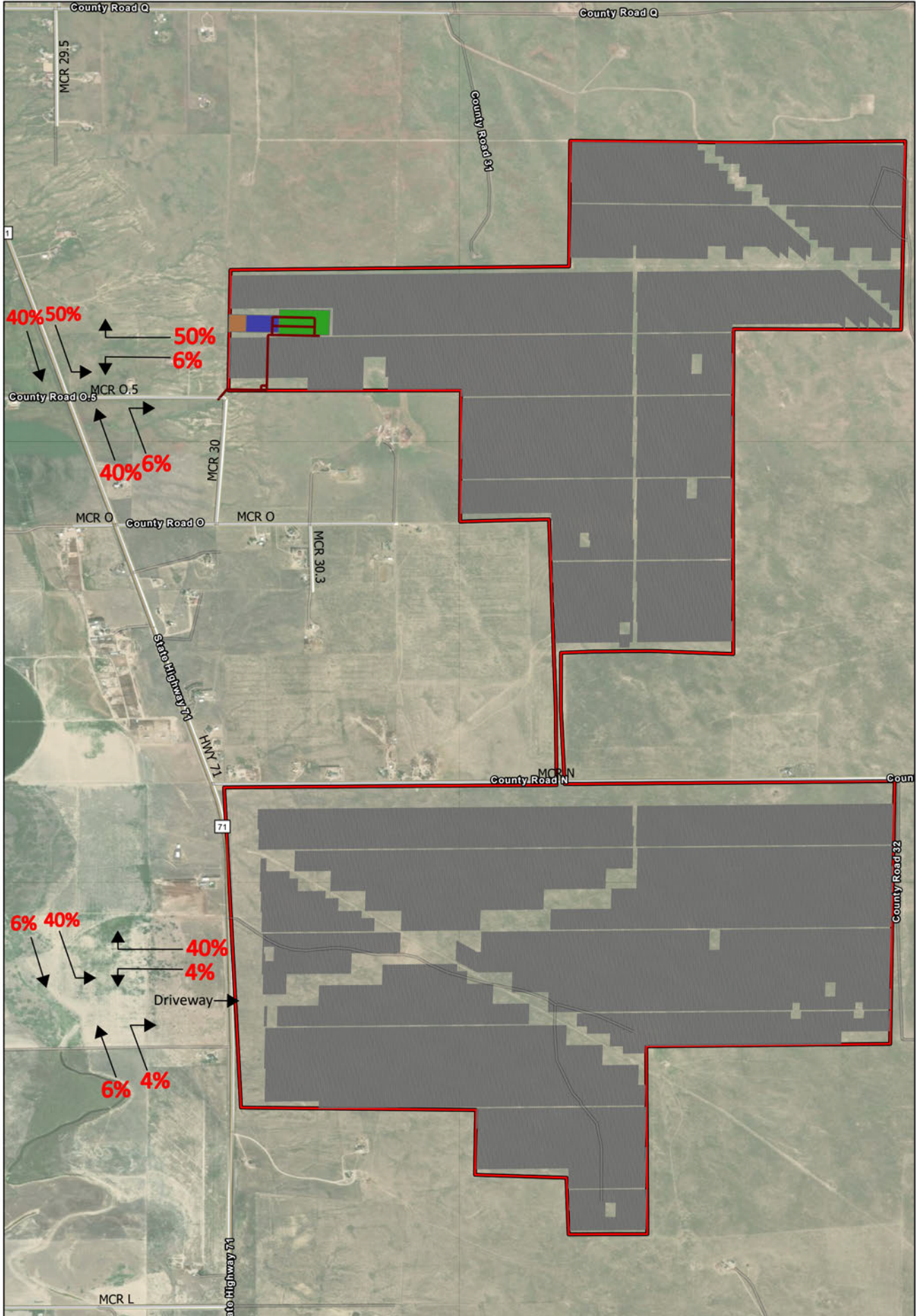
Roadrunner Energy Farm

Morgan County, Colorado
Appendix B - Driveway Trip Distribution



APPENDIX C

Roadrunner Energy Farm Intersection Trip Distribution



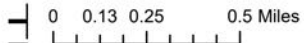
Data Source(s): Westwood (2024).

Legend

- BESS
- Substat on
- Switchyard
- Project Area
- Roads
- ↓ ↑ Trip Distribut on %

Roadrunner Energy Farm

Morgan County, Colorado
Appendix C - Intersection Trip Distribution



Re: Roadrunner Energy Farm Traffic Impact Analysis

Shepherd - CDOT, Robert (Mike) [REDACTED]

Thu 7/18/2024 4:39 PM

To: Kristina Jansen [REDACTED]

Cc: Emily McMillan [REDACTED]; Dean Sather [REDACTED]; Allyson Young - CDOT

1 attachments (20 KB)

TIS Outlines 2-1-08 (1) (1) (1).pdf;

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Hi Kristina,

I finally had a chance to crack open the traffic study that you have sent in for review. I appreciate the fact that it shows the phasing and how many employees are expected to be on site during each phase. Unfortunately we will need more info than what was provided. I have attached a TIS outline that explains more of what we are needing. Specifically we need to see the traffic counts at any intersection off of Highway 71 that might be used to access the site. This Job site looks to cover over a 4 mile section along the highway. It looks as if there is a possibility of utilizing Road Q, Road O.5, Road O, and Road N. We would like to see all of the traffic counts for the turning movements at each of those intersections for each of the phases. We need the study to indicate whether or not traffic will be increasing at each intersection by 20% or more. We need these numbers to analyze whether or not there are any road improvements needed for safety reasons. When taking your traffic counts CDOT looks at all counts in passenger car equivalents. This means during your construction phase we need counts going in and counts going out any vehicle that is over 35 ft long will count as three Passenger cars. Along with the traffic impact study we would like to see the full site plans. I have added our Region 4 access manager Ally Young onto this email string. We asked when replying that you would reply to all. I hope that this information helps and we look forward to getting your revised study to review. If you have any questions please feel free to reach out.

Mike Shepherd

Assistant Access Manager / Utility Permits



P [REDACTED]
10601 West 10th Street, Greeley, CO 80634
[REDACTED] | <http://codot.gov/> | www.cotrip.org

On Thu, Jul 18, 2024 at 2:42 PM Kristina Jansen <[REDACTED]> wrote:

Hi Mike,

Putting this back into the top of your inbox. As I mentioned in our conversation on Monday, we are hoping to receive CDOT's comments on the Roadrunner Energy Farm Project traffic report this week!

Appreciate your help.

Kristina Jansen

Project Development Manager

Mobile: [REDACTED]

www.raienenergy.com

From: Kristina Jansen

Sent: Tuesday, July 9, 2024 10:45 AM

To: Shepherd - CDOT, Robert (Mike) [REDACTED]

Cc: Emily McMillan [REDACTED] Dean Sather [REDACTED]

Subject: Roadrunner Energy Farm Traffic Impact Analysis

Hi Mike,

I hope you've had a great start to your summer – and had a happy 4th of July ! As we discussed previously, attached please find the Traffic Impact Analysis for the Roadrunner Energy Farm project. As the Transmittal cover sheet mentions, if you have any questions or require additional information, please contact Emily McMillian at Westwood (cc'd here). You can also reach out to me. We look forward to you comments once you have the chance to review the attachments.

Warm regards,

Kristina Jansen

Project Development Manager

Mobile: [REDACTED]

www.raienenergy.com

From: Shepherd - CDOT, Robert (Mike) [REDACTED]

Sent: Wednesday, May 22, 2024 1:20 PM

To: Kristina Jansen [REDACTED]

Cc: Emily McMillan [REDACTED] Dean Sather [REDACTED]

Subject: Re: Inquiry - Morgan County

Yep that's great as soon as you have all of that put together we can get together and get the ball rolling for you.

Mike Shepherd

Assistant Access Manager / Utility Permits

[REDACTED]

P [REDACTED]

10601 West 10th Street, Greeley, CO 80634



| <http://codot.gov/> | www.cotrip.org

On Wed, May 22, 2024 at 2:17 PM Kristina Jansen <[redacted]> wrote:

Hi Mike,

Thanks for your detailed response. At this point of the planning process some of our information is quite preliminary – but we will put a high-level summary of estimated traffic / phasing / flows together, with the understanding that we will need to revise and finalize prior to construction and any road use agreement / access permits. Will that be enough to get us started?

Kristina Jansen

Project Development Manager

Mobile: [redacted]

www.raienenergy.com

From: Shepherd - CDOT, Robert (Mike) [redacted]

Sent: Wednesday, May 22, 2024 1:12 PM

To: Kristina Jansen [redacted]

Cc: Emily McMillan [redacted] Dean Sather [redacted]

Subject: Re: Inquiry - Morgan County

Hi Kristina

Thanks for answering my questions and giving me more information. That for sure will be one big Solar farm. Will the whole thing be a solar farm or will there be maintenance facilities as well? One thing we will need before we move forward with anything, would be we for sure need a traffic memo that states all of your traffic for the 18 Months of construction. The memo will need to contain the following information.

1. Total traffic counts including employee's passenger cars and all truck traffic will need to be in Passenger Car Equivalence (PCE). PCE means anything over 35 feet long will count as 3 passenger cars.
2. You will need to make it clear the distribution of access at all 4 of the access points. (will 90% of the traffic enter and exit access#1 or maybe half of the traffic will enter and exit at access #3&4).
3. Any phasing for the project. Maybe you will have Phase 1 where you will build the North end first using access #1 then in Phase 2 you will build the South end using access #4.

For the most part for sure you will need an access permit but before we can determine what else will be needed from CDOT all will largely depend on your traffic counts laid out in the traffic memo. This will also give us an idea of what we will need to comment on for the haul route. It would be hard for us to comment until we see what we are talking about as far as traffic counts.

Once we review your traffic memo and we give you our comments back, then if you would like to have a short video chat to discuss the comments we would be more than happy to do that. In the meantime if you have any further questions please let me know.

Mike Shepherd

Assistant Access Manager / Utility Permits

[Redacted]

P [Redacted]

10601 West 10th Street, Greeley, CO 80634

[Redacted] | <http://codot.gov/> | www.cotrip.org

On Tue, May 21, 2024 at 10:48 AM Kristina Jansen [Redacted] wrote:

Hi Mike,

I'm attaching a bit more information about the project here, including the proposed haul route and the close up of the proposed entrance ("entrance 2") off Highway 71. I've also added a kmz of the location with the driveway off 71 marked.

In response to your questions:

1. We are working on our analysis of the traffic during construction – it may be the case that for this short period (12-18 months during height of construction) traffic will be increased by more than 20%, but I'm waiting for that analysis. Post construction, the impacts on traffic will be minimal.
2. The project is proposing to change the use of the land from agricultural (cattle grazing) to a solar farm.
3. We will need to improve the entrance / driveway.

It sounds like we may need a new access permit. In addition, we would like to understand the process of getting feedback from CDOT on our proposed haul route using highway 71. Would you have time for a conversation today or tomorrow to discuss next steps?

Thanks!

Kristina Jansen

Project Development Manager

Mobile: [Redacted]

www.raienenergy.com

From: Shepherd - CDOT, Robert (Mike) [Redacted]

Sent: Monday, May 20, 2024 9:06 AM

To: Kristina Jansen [Redacted]

Cc: Emily McMillan [Redacted] Dean Sather [Redacted]

Subject: Re: Inquiry - Morgan County

Hi Kristina,

I have to apologize as I did not get your Voicemail. My Cell phone died last week and I had to get a new one this morning. Is there a way you can explain more of the scope of what this access will be used for? As far as the next step, we just need to determine if a new access permit will be warranted or not. There are really only three things that will warrant a new permit.

- 1. if traffic is increased by 20%or more.
- 2. Change in use of the land use.
- 3. Any improvements to the access.

If you could send me a snippet of Google Earth that shows the pinpoint of the access along with answering these questions would be a great start. I see you mentioned a haul route. If you also would include that along with all of this then that will be helpful also. This will be a great starting point for us to make the decisions on what you will need from CDOT if anything. If you have any questions please let me know.

Thank you!

Mike Shepherd

Assistant Access Manager / Utility Permits

[Redacted]

P [Redacted]

10601 West 10th Street, Greeley, CO 80634

[Redacted] | <http://codot.gov/> | www.cotrip.org

On Thu, May 16, 2024 at 1:53 PM Kristina Jansen [Redacted] wrote:

Hi Mike,

I am just following up on the voice mail I left earlier about a project I'm working on in Morgan County, CO, located about 5 miles south of the City of Brush, along HWY 71. One access point to the project is located along HWY 71 – where there is an existing driveway. We have submitted our Special Use Permit application to the Morgan County, but we'd like to open conversation with CDOT about access off the HWY, as well as discussing our planned haul routes. Can you help me understand the process / next steps?

Thank you!

Kristina Jansen

Project Development Manager



I [REDACTED]

[REDACTED]

www.raienergy.com

 www.linkedin.com/in/kristinajansen/

October 4, 2024

ATTN: Nicole Hay
Morgan County Planning
Zoning & Building Department
231 Ensign, P.O. Box 596
Fort Morgan, CO 80701

Re: Roadrunner Energy Farm Request for Waiver of Setback
Requirements
File R0046541.00

Dear Nicole:

On behalf of Roadrunner Energy Farm, LLC (“Applicant”), Westwood Professional Services (“Westwood”) is requesting a waiver of certain setback requirements for the proposed Roadrunner Energy Farm Project (“Project”) in Morgan County, Colorado (“County”). The Project boundary encompasses 2,886 acres of private agricultural land that is leased for the construction, operation, and maintenance of a 500-megawatt (“MW”) solar energy generation facility with up to 500 MW of battery storage.

Property Line Setbacks

Regulatory Requirements

According to Section 4-825(D)(1) of the Morgan County Zoning Regulations¹ (“Zoning Regulations”), the applicable setbacks for principal ground-mounted solar collectors are as follows:

- 70-foot setback from above-ground public utility power lines or communication lines;
- 70-foot setback from existing public road, highway, or railroad;
- 500-foot setback from inhabited buildings, including residences, schools, hospitals, churches, or public libraries; and
- 70-foot setback from all other property lines.

Requested Waiver

Special circumstances exist which are unique to the proposed Project, and which are not applicable to other types of constructed structures or buildings. The proposed Project will include the installation of solar panels, trackers, inverters, transformers, above ground cabling, access roads, a substation and switchyard, security fencing, an interconnection generation tie line, and a battery energy storage system, with a total footprint of approximately 2,525 acres. Due to the expansive Project footprint, the Applicant has executed various contracts in the form of options to lease, distribution easements, or gen-tie easements with the following participating landowners:

¹<https://morgancounty.colorado.gov/sites/morgancounty/files/documents/2023%20Zoning%20Regulations%20-%2010.31.2023.pdf>.

Landowner(s)	Contract Type	Approx. Size	Status
Mary Ellen Hellyer	Option to Lease	160 acres	Signed
	Distribution Easement	60 acres	Signed
Dixon Family	Option to Lease	1,623 acres	Signed
Gold Spur Genetics, LLC	Option to Lease	160 acres	Signed
Bonnie Frazier	Option to Lease	246 acres	Signed
Bass Family	Option to Lease	720 acres	Signed
	Distribution Easement	40 acres	Signed
Martha Colburn	Gen-tie Easement	74 acres	Signed

Strict interpretation and enforcement of the property line setbacks outlined in the Zoning Regulations would deprive the Applicant of the property rights granted in the aforementioned agreements, as well as those commonly enjoyed by other applicants proposing to develop solar and transmission infrastructure on land leased from participating landowners and spanning multiple parcels. As such, the Applicant requests a waiver of the setback requirements for the interior property lines depicted in **Exhibit 1**.

Section Line Setbacks

Regulatory Requirements

According to Section 4-825(D)(3) of the Zoning Regulations, the County has established rights-of-way (“ROW”) that are located 30 feet on each side of section lines to allow for maintenance of existing county roads and construction of new county roads. The County reviews the placement of solar panels within these ROW on a case-by-case basis to confirm that they will not conflict with the County’s existing and future road plans. Absent any conflicts, the County may issue a waiver that will allow for placement of solar panels within the existing ROW in accordance with the Zoning Regulations.

Requested Waiver

At this time, neither the Applicant nor Westwood has been made aware of any plans to construct new county roads or conduct maintenance on existing county roads within these ROW. Because the proposed Project does not present any conflicts with either existing or future road plans, the Applicant requests a waiver of the setback requirements for the sections depicted in **Exhibit 2**.

These waivers, if approved, are the minimum variances necessary to make possible the reasonable construction, operation, and maintenance of the proposed Project. Approval of this waiver request will not confer on the Applicant any special privilege that is denied by the Zoning Regulations for other development projects in the County. Accordingly, the approval of these waivers will be consistent with the general intent and purpose of the Zoning Regulations and will not be detrimental to the adjacent properties or public welfare.

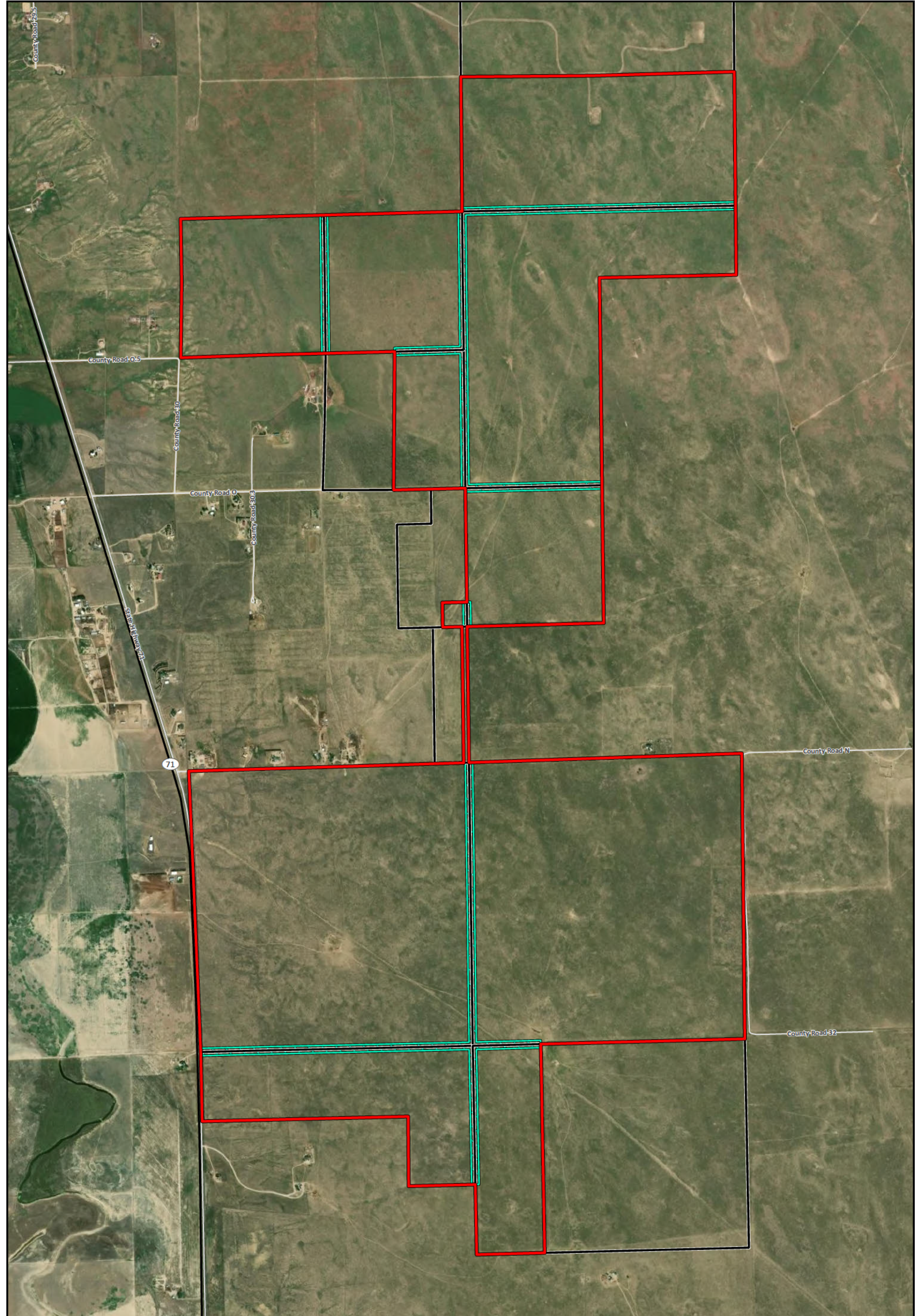
Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

Emily McMillan

Emily Mcmillan, Permitting Specialist

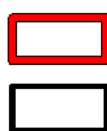


Data Source(s): Westwood (2024); ESRI WMS World Streets Basemap (Accessed 2024); U.S. Census Bureau (2023); OpenStreetMap (2023); PLSS (2023).

Legend

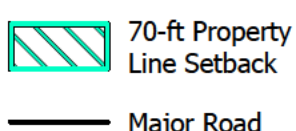
0 1,700 Feet

Westwood
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.



Project Area

Parcel Boundary



70-ft Property Line Setback

Major Road

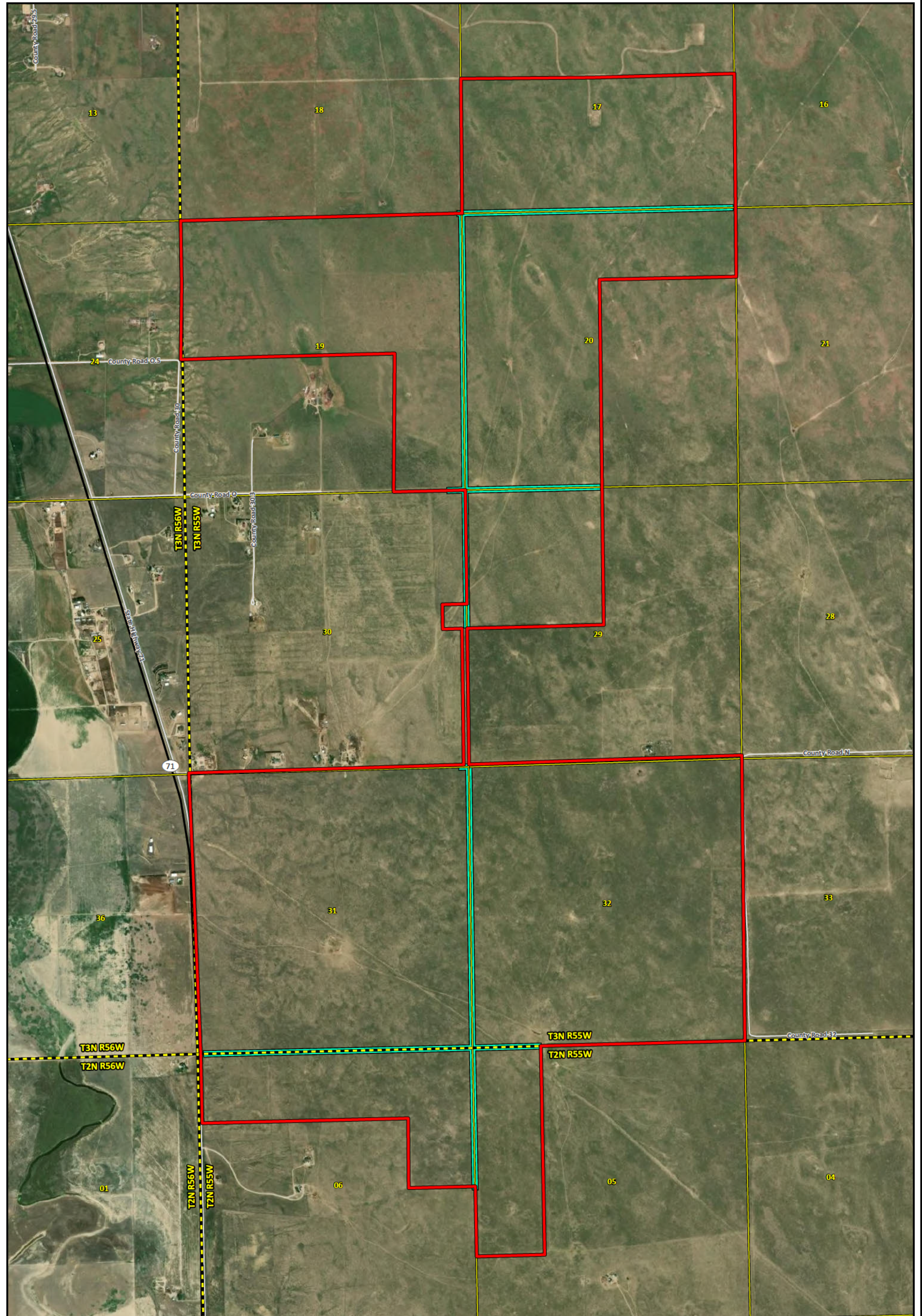
— Road

Roadrunner Energy Farm

Morgan County, Colorado

Property Line Setbacks





Data Source(s): Westwood (2024); ESRI WMS World Streets Basemap (Accessed 2024); U.S. Census Bureau (2022); OpenStreetMap (2023); PLSS (2023).

Legend

- | | | | |
|---|------------------------|-----------------------|------------|
| | Project Area | PLSS Section Boundary | Major Road |
| Westwood | PLSS Township Boundary | 30-ft Section Setback | Road |
| Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc. | | | |

Roadrunner Energy Farm

Morgan County, Colorado

Section Line Setbacks



September 3, 2024

Re: Special Use Permit Applications for the Roadrunner Energy Farm in Morgan County, Colorado

Dear Mineral Owner:

Please be advised that Roadrunner Energy Farm, LLC (“Applicant”) has submitted Special Use Permit Applications (“Applications”) for the Roadrunner Energy Farm (“Project”) in Morgan County (“County”) for the construction, operation, and maintenance of both a solar and battery storage facility (refer to **Exhibit A** for the Project legal description). An initial public hearing before the County Planning Commission to consider the approval of the Applications will be held on October 15, 2024, at 6:00 PM at the County Planning, Zoning, and Building Department located at 231 Ensign St., Fort Morgan, Colorado, 80701.

The Applicant has proposed to construct, operate, and maintain an up to 500 megawatt (“MW”) solar energy generation facility, which will consist of photovoltaic panels, trackers, inverters, transformers, above ground cabling, access roads, a substation and switchyard, an operations and maintenance shed, security fencing, generation tie line, and up to 500 MW of battery storage. The Project area includes approximately 2,886 acres of private agricultural leased land in the County.

You are receiving this notification to provide you, as a mineral owner, with information regarding the Project and the County’s upcoming public hearing on both Applications. Morgan County Zoning Regulations require the Applications ultimately be approved by the Board of County Commissioners (“BOCC”). A public hearing will be held before the BOCC at a later date. You may attend the hearing if you wish, and/or you may submit comments for consideration by the BOCC. Comments may be provided during the public hearing or may be submitted in writing to the County Planning, Zoning, and Building Department at the address listed below. More information is available from the County Planning, Zoning, and Building Department, and the Applications are available for public review at its offices.

Morgan County Planning, Zoning, and Building Department
231 Ensign, P.O. Box 596
Fort Morgan, CO 80701
[REDACTED]

Please contact me if you have any questions pertaining to either of the Project Applications. My contact information is below.

Sincerely,



Kristina Jansen
Project Development Manager
Roadrunner Energy Farm, LLC

Phone: [REDACTED] | Email: [REDACTED]

Exhibit A: Project Legal Description

Township, County	Township	Range	Section
Unnamed, Morgan	T3N	55W	17, 19, 20, 29-32
Unnamed, Morgan	T2N	55W	5, 6
Unnamed, Morgan	T3N	56W	24

Mineral Rights Contact List
 Roadrunner Energy Farm
 Morgan County, CO
 Initial Version: 09/11/2024

Name	Address1	Address2	City	State	Zip	Parcel (or Legal Description when parcel # not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)
Cody W. Frazier	30289 CO RD O		Brush	CO	80723	123319000008			
Windy Hill Water Operations LLC	3001 Ranch Road 620 S	Suite 321	Austin	Texas	78738	123319000008			
Martha E. Colburn, a/k/a Martha Colburn	14998 Highway 71		Brush	CO	80723	123319000001			
Possible Heir or Predecessor to Mary Stentz: Muriel E. Carney and John W. Carney, W&H	489 Hartnell Pl		Sacramento	CA	95825	123319000001			
Possible Heir or Predecessor to Mary Stentz: Charles E. Ashton, and Marjorie A. Ashton	119 Friwood Drive		St. Louis	MO	63119	123319000001			
Possible Heir or Predecessor to Mary Stentz: John Robert Ashton, and Neola M. Ashton, H&W	1080 Silvercrest Way	APT 205	Iowa City	IA	52240	123319000001			
Possible Heir or Predecessor to Mary Stentz: James E. Sullivan Marie C. Sullivan, H&W	10900 Grand Cypress Ave.		Las Vegas	NV	89134	123319000001			
Possible Heir or Predecessor to Mary Stentz: Martha Jo Jucks and William R. Jucks, W&H	5417 Beretta Way		Wilmington	NC	28409	123319000001			
Possible Heir or Predecessor to Mary Stentz: Josephine R. Overton and Corwin W. Overton	665 Oxford Oaks Lane		Oxford	MI	48371	123319000001			
Possible Heir or Predecessor to D.F. Reichard: Dorothy E. Lager, and Alvin Lager	2520 S. Jackson St.		Denver	CO	80210	123319000001			
Possible Heir or Predecessor to D.F. Reichard: Wilma E. Wagenblast, and Jack E. Wagenblast,	2520 S. Jackson St.		Denver	CO	80210	123319000001			

Mineral Rights Contact List
 Roadrunner Energy Farm
 Morgan County, CO
 Initial Version: 09/11/2024

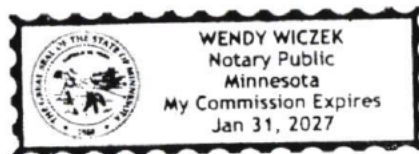
Name	Address1	Address2	City	State	Zip	Parcel (or Legal Description when parcel # not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)
Possible Heir or Predecessor to D.F. Reichard, Eleanor M. Lytle, and James L. Lytle	2500 S. Jackson St		Denver	CO	80210	123319000001			
Possible Heir or Predecessor to D.F. Reichard, Edward John Banks and Virginia Banks	3060 Dover Dr.		Boulder	CO	80305	123319000001			
Possible Heir or Predecessor to D.F. Reichard, Reichard-Banks Investment Co.	14261 E. Warren Place		Aurora County	CO		123319000001			
Bonnie Frazier	30475 County Road O		Brush	CO	80723	123319000001			
Windy Hill Water Operations LLC	3001 Ranch Road 620 S.	Suite 321	Austin	Texas	78738	123319000001			
Bonnie Frazier (Circa 2018, QCD #913551)	30475 CO RD O		Brush	CO	80723	123319000009 and 123319000010			
Windy Hill Water Operations LLC	3001 Ranch Road 620 S.	Suite 321	Austin	TX	78738	123319000009 and 123319000010			
Mary Ellen Hellyer	811 Walnut Street		Fort Morgan,	CO	80701	123320000001			
Bruce B. Bass Family LLLP	30621 County Road N		Brush	CO	80723	123320000001			
Isabelle Norwood	320 Cambridge Street		Brush	CO	80723	123320000001			
Llewellyn W. Bass	11107 Highway 71		Brush,	CO	80723	123320000001			
Windy Hill Water Operations LLC	3001 Ranch Road 620 S.	Suite 321	Austin	TX	78738	123320000001			

Mineral Rights Contact List
 Roadrunner Energy Farm
 Morgan County, CO
 Initial Version: 09/11/2024

Name	Address1	Address2	City	State	Zip	Parcel (or Legal Description when parcel # not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)
Mary Ellen Hellyer (Circa: 2023, Assessor's Website)	811 Walnut Street		Fort Morgan,	CO	80701	123329000002			
Bruce B. Bass	30621 Morgan County Road N		Brush	CO	80723	123320000002			
Isabelle Norwood	320 Cambridge Street		Brush	CO	80273	123320000002			
Llewellyn W. Bass	11107 Highway 71		Brush	CO	80723	123320000002			
Windy Hill Gas Storage LLC c/o NGS Energy Fund, LP	61 Wilton Road		Wesport	CT	6880	123320000002			
Windy Hill Water Operations LLC	3001 Ranch Road 620 S.	Suite 321	Austin	TX	78738	123320000002			
Bruce B. Bass Family LLLP	PO Box 685		Brush	CO	80723-0685	123330000009			
The Estate of Edna M. Bass, Deceased, and the Heirs at Law of the Estate of Edna M. Bass, Deceased	28186 County Road L		Brush	CO	80723-0685	123330000009			
Michael L. Dixon Family LLLP	10826 Hwy 71		Brush	CO	80723	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N-55W of the 6th P.M.
Albert Wayne Teter	31625 County Road D		Brush	CO	80723	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N-55W of the 6th P.M.
Alvin Leroy Teter	921 Krista Kort		Brush	CO	80723	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N-55W of the 6th P.M.

Mineral Rights Contact List
 Roadrunner Energy Farm
 Morgan County, CO
 Initial Version: 09/11/2024

Name	Address1	Address2	City	State	Zip	Parcel (or Legal Description when parcel # not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)	Legal Description (When Parcel Not available)
Arnold Douglas Teter	4949 County Road 309		Parachute	CO	81635	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
Nancy Marie Pottorff	8855 Beachwood Drive		Windsor	CO	80550	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
Carol Gayleen Gilliland	1546 S. Fraser Way		Aurora	CO	80012	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
Virginia Arlene Urbach	1961 Eppinger Blvd.		Thornton	CO	80229	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
Roger Lowell Teter	5750 20th Street	#1	Greeley	CO	80634	S-T-R: 32-3N-55W E/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
Roberta Kay Teter	161 45th Ave		Greeley	CO	80632	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
Judith Ann Queen (Circa: 2023, MD 947463)"	P.O. Box 403		Brush	CO	80723	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
Brian Koehler (Circa: 2022, MD 943306)	5102 W. 11th Street Road		Greeley	CO	80634	S-T-R: 32-3N-55W W/2 of Section 32-3N-55W of the 6th P.M.	S-T-R: 5-2N-55W Lot 4, SW/4NW/4 (aka W/2NW/4), NW/4SW/4 of Section 5, T2N, R55W of 6th P.M..	S-T-R: 31-3N-55W Lots 1,2,3,4, E/2W/2 and E/2 (aka All) of Section 31, T3N, R55W of 6th P.M.	S-T-R: 32-3N-55W Lots 1-4, (ada N/2N/2), SE/4NE/4 of Section 6-2N- 55W of the 6th P.M.
United States Bureau of Land Management	Denver Federal Center	Building 1A	Lakewood	CO	80215	S-T-R: 32-3N-55W E/2 of Section 32-3N-55W of the 6th P.M.			



Wendy Wiczek
9/11/2024

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Roger Lowell Teter
5750 20th Street #1
Greeley, CO 80634

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Thornton, CO 80229

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Building 1A
Lakewood, CO 80215

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The Estate of Edna M. Bass,
Deceased
28186 County Road L
Brush, CO 80723-0685

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Carol Gayleen Gilliland
1546 S. Fraser Way
Aurora, CO 80012

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Roberta Kay Teter
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Greeley, CO 80632

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Street and Apt.	PO Box 403
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Street and Apt. No.	14998 Highway 71
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Sent To	John Robert Ashton, and Neola M. Ashton
Street and Apt. No.	1080 Silvercrest Way Apt 205
City, State, ZIP+4®	Iowa City, IA 52240

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Sent To	Brian Koehler
Street and Apt.	5102 W 11 th Street Road
City, State, ZIP	Greeley, CO 80634

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Sent To	Muriel E. Carney and John W. Carney
Street and Apt.	489 Hartnell Pl
City, State, ZIP:	Sacramento, CA 95825

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Street and Apt.	119 Friwood Drive
City, State, ZIP	St Louis, MO 63119

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Street and Apt.	30289 CO RD O
City, State, ZIP	Brush, CO 80723

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Sent To	Dorothy E. Lager and Alvin Lager 2520 S. Jackson St. Denver, CO 80210
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Sent To	Josephine R. Overton and Corwin W. Overton 665 Oxford Oaks Lane Oxford, MI 48371
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Sent To Eleanor M. Lytle and James L. Lytle
2500 S. Jackson St.
Street and Apt. Denver, CO 80210
City, State, ZIP+

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Sent To Wilma E. Wagenblast and Jack E. Wagenblast
2520 S. Jackson St.
Street and Apt. Denver, CO 80210
City, State, ZIP+

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Street and Brush, CO 80723
City, State,

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3060 Dover Dr.
Street and Apt. Boulder, CO 80305
City, State, Zip

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<input type="checkbox"/> Adult Signature Required	\$
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Sent To Windy Hill Water Operations LLC
3001 Ranch Road 620 S.
Street and Apt. N Suite 321
City, State, ZIP+4 Austin, TX 78738

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Reichard-Banks Investment Co.
14261 E. Warren Place
Street and Ap Aurora County, CO 80014
City, State, Zi

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Sent To
Windy Hill Water Operations LLC
3001 Ranch Road 620 S.
Suite 321
Austin, TX 78738

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Total Postage
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Sent To
Bruce B. Bass Family LLLP
30621 County Road N
Brush, CO 80723

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9589 0710 5270 0554 1379 45

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Sent To
Llewellyn W. Bass
11107 Highway 71
Brush, CO 80723

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9589 0710 5270 0554 1379 91

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Sent To
Bonnie Frazier
30475 CO RD O
Brush, CO 80723

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Total Postage
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Sent To
Mary Ellen Hellyer
811 Walnut Street
Fort Morgan, CO 80701

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Sent To
Isabelle Norwood
320 Cambridge Street
Brush, CO 80723

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Sent To
Street and Apt. No.
City, State, ZIP+4®

Mary Ellen Hellyer
811 Walnut Street
Fort Morgan, CO 80701

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Sent To
Street and
City, State

Isabelle Norwood
320 Cambridge Street
Brush, CO 80723

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Sent To
Street and
City, State

Windy Hill Gas Storage LLC
c/o NGS Energy Fund, LP
61 Wilton Road
Westport, CT 06880

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Sent To
Street and
City, State

Windy Hill Water Operations LLC
3001 Ranch Road 620 S.
Suite 321
Austin, TX 78738

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage
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Sent To
Street and
City, State

Bruce B. Bass
30621 Morgan County Road N
Brush, CO 80723

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9589 0710 5270 0554 1395 05

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Sent To
Street and
City, State, Z

Llewellyn W. Bass
11107 Highway 71
Brush, CO 80723

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Postage	\$
Total Postage	\$

Sent To **Bruce B. Bass Family LLLP**
 Street and Apt. **PO Box 685**
 City, State, ZIP **Brush, CO 80723-0685**

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Postage	\$
Total Postage	\$

Sent To **Albert Wayne Teter**
 Street and Apt. **31625 County Road D**
 City, State, ZIP **Brush, CO 80723**

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Total Postage	\$

Sent To **Arnold Douglas Teter**
 Street and Apt. **4949 County Road 309**
 City, State, ZIP **Parachute, CO 81635**

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Postmark
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Postage	\$
Total Postage	\$

Sent To **Windy Hill Water Operations LLC**
 Street and Apt. **3001 Ranch Road 620 S.**
 City, State, ZIP **Suite 321
Austin, TX 78738**

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Postmark
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Postage	\$
Total Postage	\$

Sent To **Michael L. Dixon Family LLLP**
 Street and Apt. **10826 Hwy 71**
 City, State, ZIP **Brush, CO 80723**

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Total Postage	\$

Sent To **Alvin Leroy Teter**
 Street and Apt. **921 Krista Kort**
 City, State, ZIP **Bursh, CO 80723**

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Sent To

Street and

City, State,

Nancy Marie Pottorff
8855 Beachwood Drive
Windsor, CO 80550

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



SU2024-0003 | Special Use Permit

Receipt Number: 544998

Payment Amount: \$5,000.00

May 16, 2024

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Credit Card	Roadrunner	Jenafer Santos	2024-05-03-BOB-10280

Comments

Wire Transfer

Assessed Fee Items

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
05/16/24	Special Use - Manual		\$5,000.00	\$5,000.00	\$0.00
Totals:			\$5,000.00	\$5,000.00	
				Previous Payments	\$0.00
				Remaining Balance Due	\$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
Multiple Brush, CO 80723	Multiple		

Description of Work

Up to 500 MWac solar energy generation facility southeast of Brush. The Roadrunner Energy Farm will consist of solar panels, trackers, inverters, transformers, above ground cabling, access roads, a substation and switchyard, security fencing, gen-tie line, and a BESS.

RECEIPT

Morgan County

231 Ensign, Fort Morgan, CO 80701

(970) 542-3526



SU2024-0004 | Special Use Permit

Receipt Number: 545001

Payment Amount: \$5,000.00

May 16, 2024

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Credit Card	Roadrunner	Jenafer Santos	2024-05-03-BOB-10280

Comments

Wire transfer

Assessed Fee Items

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
05/16/24	Special Use - Manual		\$5,000.00	\$5,000.00	\$0.00
Totals:			\$5,000.00	\$5,000.00	
				Previous Payments	\$0.00
				Remaining Balance Due	\$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
Vacant Brush, CO 80723	Bonnie Frazier	30475 CO RD O Brush, CO 80723	

Description of Work

Up to 500MW BESS facility southeast of Brush. The Roadrunner Energy Farm BESS will consist of a substation/switchyard (permitted with associated solar facility), laydown yard (permitted with associated solar facility), inverters, and battery containers.

LANDOWNER LETTERS, REFERRALS & RESPONSES

Landowner Letter Sent & Responses Received

Referral Sent & Responses Received

Notification

Sign Posting Pictures & Affidavit



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

September 20, 2024

Re: **Roadrunner Energy Farm, LLC**

Dear Neighboring Landowners:

Roadrunner Energy Farm, LLC as applicant and Gold Spur Genetics LLC, Bonnie Frazier, Bruce B. Bass Family LLLP, Michael L. Dixon Family LLLP, Mary Ellen Hellyer and Martha Colburn as landowners have submitted applications to our office for Use by Special Review Permits.

Roadrunner Energy Farm, LLC, Solar Energy Facility;

Legal Description: A part of Sections 17, 19, 20 and 29-32, Township 3 North, Range 55 West and a part of Sections 5 and 6, Township 2 North, Range 55 West of the 6th PM, Morgan County, Colorado. A gen-tie line will also go through Section 24, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado, to a point of interconnection.

Roadrunner Energy Farm, LLC, BESS;

Legal Description: A part of Section 19, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado.

Request: Roadrunner Energy Farm, LLC has submitted a Special Use Permit Application to construct an up to 500 MWac Solar Energy Facility in conjunction with a 2,000 MWh Battery Energy Storage System (BESS).

This application is scheduled to be heard by the Planning Commission **on Tuesday, October 15th, 2024 at 6:00 P.M.** in the Assembly Room of the Morgan County Administration Building, 231 Ensign St., (Basement Level, elevator entrance) Fort Morgan, Colorado. Landowners within ¼ mile of the subject property are notified of the application and hearing date.

Documents pertaining to the above identified matters are on file in the Planning Administrator's Office located at 231 Ensign St., Fort Morgan, Colorado. If you have any questions pertaining to this application or if you would like to review the file, either contact us at (970) 542-3526 or stop by our office prior to the hearing. You may attend the public hearings and provide comments on the application, or alternatively, if you are not able to attend you may submit written comments to our office no later than **October 4th, 2024**.

Sincerely,

Nicole Hay

Nicole Hay, Planning & Zoning Director

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

MICHAEL L DIXON FAMILY LLLP
P O BOX 685
BRUSH, CO 807230685

B 6 LLC
P O BOX 72
LUCERNE, CO 80646

CURTIS, JUSTIN P
11626 HWY 71
BRUSH, CO 80723

PARDUN, RICHARD A
31717 CO RD N
BRUSH, CO 80723

BASS, BRUCE B FAMILY LLLP
P O BOX 685
BRUSH, CO 807230685

ODLE, RUTH ANN
16218 HWY 71
BRUSH, CO 807239436

STUTZMAN, TIMOTHY J & LANA J
19798 CO RD 23
FORT MORGAN, CO 80701

GOLD SPUR GENETICS LLC
30475 CO RD O
BRUSH, CO 80723

STATE OF COLORADO
BOARD OF LAND COMMISSIONERS
1313 SHERMAN ST - RM 620
DENVER, CO 80203

FRAZIER, BONNIE
30475 CO RD O
BRUSH, CO 80723

KB1229 LLC
4855 W COUGAR ROCK TRAIL

PRESCOTT, AZ 86305

COLBURN, MARTHA
14998 HWY 71
BRUSH, CO 80723

FELZIEN, RONALD L & KITTA L
14395 CO RD 30
BRUSH, CO 80723

FLORIAN, KEITH D & JUDY R
P O BOX 504
BRUSH, CO 80723

SZABO, ZOLTAN & EVA
14540 HWY 71
BRUSH, CO 80723

JANZEN FAMILY TRUST
14156 HWY 71
BRUSH, CO 80723

FRAZIER, CODY W & CRYSTAL D
P O BOX 156
BRUSH, CO 80723-0156

HELLYER, MARY ELLEN
811 WALNUT ST
FORT MORGAN, CO 80701

BASS, BRUCE O & PAULETTE C
30490 CO RD O
BRUSH, CO 80723

PARDUN, RICHARD A
31717 CO RD N
BRUSH, CO 80723

BASS, BRUCE B & MARGARET A
30621 CO RD N
BRUSH, CO 80723

BASS, LLEWELLYN W

11107 HWY 71
BRUSH, CO 80723

WEITZEL LAND LLC
28271 CO RD L
BRUSH, CO 80723

BASS, JERRY L & BARBARA E
11943 HWY 71
BRUSH, CO 80723

HANNAN, HEIDI E & LUKE R
11652 HWY 71
BRUSH, CO 80723

SCHRANZ, LILLIAN
2252 MEADOW ST
LONGMONT, CO 80501

LUDGATE, TIMOTHY & CRYSTAL
31437 CO RD K
BRUSH, CO 80723

SHARMAN, E DAVID & DORIS E
13218 HWY 71
BRUSH, CO 80723

BASS, LLEWELLYN W
11107 HWY 71
BRUSH, CO 80723

WEITZEL LAND LLC
28271 CO RD L
BRUSH, CO 80723

LEE, JOHN W & KATHY
12702 E VIA DE PALMAS
CHANDLER, AZ 85249

BLAKE, TRAVIS
30033 CO RD N
BRUSH, CO 80723

BASS, WESLEY A
30517 CO RD N
BRUSH, CO 80723

CHURCHWELL, JANIE M & EDWARD A
30309 CO RD N
BRUSH, CO 80723

MORROW, TOM E & MERRIGWEN
30489 CO RD N
BRUSH, CO 80723

TADOLINI, SHAWN R & MARTA
30215 CO RD N
BRUSH, CO 80723

PHELPS, JORDAN R & VIRGINIA M
13134 HWY 71
BRUSH, CO 80723

KOLMAN, JILL & JOSHUA
13138 HWY 71
BRUSH, CO 80723

FITZGERALD, LISA M
13142 HWY 71
BRUSH, CO 80723

PADILLA, MATHEW & JULIE
12641 HWY 71
BRUSH, CO 80723

Nicole Hay
Planning and Zoning Director
231 Ensign St
Fort Morgan, CO 80701
970-542-3526
Roadrunner Energy 2024 Project

October 3, 2024

Dear Nicole Hay,

OBJECTION TO SPECIAL USE PERMIT APPLICATION, Ref: Roadrunner Energy Farm 2024 Project

Roadrunner Energy Farm, LLC submitted a special use permit application to construct and up to MWac Solar Energy Facility in conjunction with a 2,000 MWh Battery Energy Storage System (BESS).

Location Sites:

Roadrunner Energy Farm, LLC, Solar Energy Facility;

Legal Description: A part of Sections 17, 19, 20 and 29-32, Township 3 North, Range 55 West and a part of Sections 5 and 6, Township 2 North, Range 55 West of the 6* PM, Morgan County, Colorado. A gen-tie line will also go through Section 24, Township 3 North, Range 56 West of the 6 P.M., Morgan County, Colorado, to a point of interconnection.

Roadrunner Energy Farm, LLC, BESS;

Legal Description: A part of Section 19, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado.

We would like to register our objection to this Special use Permit Application in the strongest terms. This will change the area and cause harm to our countryside, assets, and agriculture. It does very little to benefit our community to destroy the land.

We Object for the following reasons:

1. Decrease our property value by drastically changing the character of open pasture grass and rolling hills. A landscape of solar panels is not what we envisioned for us, our children, grandchildren, or following owners when we chose our location. People will not be as likely to want to buy our home with such a large solar farm out our backdoor, which will lower our property value.
2. Electromagnetic radiation Health Concern. In the world we live in we don't need elevated health risks that this would have upon us.
3. Soil and Water aquafer contamination if one or any of them break and leach into the ground with their cadmium telluride from the panels or the lithium from the battery (BESS) unit.

4. Raise our home insurance. Due to higher fire risks, electrical fire risks and being so close we foresee our home insurance rates being raised and this would put financial hardship on us as we already pay a good amount to protect our home.

5. Erosion and blowing of the sand as once that land is exposed and the natural vegetation is disturbed the sand will blow everywhere and particularly our direction in the winter. This will lead to our used pasture grass being covered by sand and will affect how much it will produce to feed our animals as well as bury the fence that keeps them contained.

6. Noxious weed issues blowing onto our property. Grass will not reestablish easy in this area as we lack rain and therefore noxious weeds will take over. Then blow into our pasture ruining our grass and taking it over or being a financial burden to buy products to eliminate weeds.

7. Disturbing so much land it's not eco friendly to the animals that already struggle to survive. Therefore, lead to overpopulation and burden for landowners around it or they no longer survive.

8. Risk of the pasture land not being reinstated to usable farm/ranch land if the company, for any reason cannot fulfill their obligation to reinstate the land. If failure occurs or the company goes bankrupt or are no longer able to care for the land, it will sit, rot and the pasture will never be reinstated, thus neighboring properties will have blowing sand and weeds and nothing but an awful change of character on the land. For the cost to remove the equipment would be unbearable. It is imperative that a removal plan and finances are set aside with the appropriate Morgan County office for such instances so equipment can be removed if for some reason this plan goes through.

Best Regards,

 10/3/24

Heidi Hannan 10-3-24

Luke and Heidi Hannan
11652 State Highway 71
Brush, CO 80723



REFERRAL AGENCIES	RESPONSES RECEIVED
Brush Fire Department	
Brush Municipal Airport (7V5)	
Bureau of Reclamation	<p><u>Response received via email on August 7, 2024 – Also See Attached Photo</u></p> <p>Cheryl: From the looks of the map you have, it appears the facility will be south of Ft. Morgan. Is that correct? What other impacts do you think will have to the community and area? Reclamation has 5 tracts in the Ft. Morgan area, but they are all north of HWY 34 and 76 (see attached). Thanks, Pat</p> <p>Patrick McCusker Natural Resource Specialist Bureau of Reclamation Eastern Colorado Area Office</p> <p><u>Response from staff to Applicant via email on August 7, 2024</u></p> <p>This proposed facility will actually run adjacent to the east side of the Highway 71 corridor south of Brush for approximately 5 miles. This facility will be one of the largest proposed so far for Morgan County. It is expected to bring further economic benefits to the community such as stimulate local businesses, and generate additional tax revenue for Morgan County. I am responsible for sending out referral letters for the Morgan County Planning and Zoning Department and I wanted to make sure that I notified agencies that may have an interest to weigh in with comments or that may have no conflict of interest. From the map that you have attached to this email, it appears that there will be no foreseen conflict for the Bureau of Reclamation?</p> <p>Thank you, Cheryl Brindisi, Planning and Zoning Administrative Assistant</p> <p><u>Response from Applicant via email on August 7, 2024</u></p> <p>Thanks Cheryl: I appreciate the opportunity to look at this project. Pat</p>
CDOT	<p><u>Response received via email on August 8, 2024</u></p> <p>Good morning Cheryl, We have had a couple of meetings with the applicant already regarding their TIS and the need for TIS revisions and we're waiting on their revision to see how many access permits are required and if any highway improvements will be warranted? If you have any questions or if the county has any concerns about this project please let us know. Mike Shepherd Assistant Access Manager / Utility Permits</p>
CDPHE	
Central CO Water Conservancy District	
Century Link	

REFERRAL AGENCIES	RESPONSES RECEIVED
Cheyenne Plains Gas Pipeline Company	
City of Brush	
City of Fort Morgan	<p>Cheryl,</p> <p>Could you please add our new Public Works Director Tom Acre to future emails like this. He will be overseeing Planning & Zoning. His email is</p> <p>I will forward this one to him.</p> <p>Thank you...</p> <p><i>Brenda J. Guggenmos</i> Administrative Assistant</p> <p>City of Fort Morgan Office of Planning & Zoning and Building</p>
Colo. Dept. of Natural Resources	<p>Marette - DNR, Brandon</p> <p>Good morning Cheryl,</p> <p>For future referral requests, esp. for solar, wind or O&G, please cc CPW's NE Land Use Coordinator.</p> <p>Regards,</p> <p>Brandon B. Marette, CWB® Northeast Region Energy Liaison</p>
Colo. Oil & Gas Conservation Commission	
Colo. State Land Board USDA	
CPW	See Attached Letter 8/16/2024
Fort Morgan Fire Department	
Hillrose/Snyder Fire Department	
Kinder Morgan, Inc.	
Morgan County Assessor	
Morgan County Emergency Management	
Morgan County Quality Water	
Morgan County Road & Bridge	
Morgan County Rural Electric Assoc.	
Morgan County Sheriff	
Morgan County Soil Conservation District	See Attached Letter 9/12/24
Morgan Weed & Pest Advisory Comm.	
Northeast Colorado Health Department	
Tri-State Generation & Transmission	

REFERRAL AGENCIES	RESPONSES RECEIVED
<p>USDA Farm Service Agency</p>	
<p>Washington County Planning & Zoning</p>	<p>Received, thank you. We will be in touch if we have any questions.</p> <p>Thank you, Tammy Leonard Washington County Planning & Zoning</p>
<p>Western Area Power Administration</p>	<p><u>Response received via email on August 7, 2024</u> Hi Cheryl, The only concern we may have is if high profile trucks will be crossing under out lines to get to the construction area. If we can find our intended route then we can respond accurately. Thanks,</p> <p>Tracy Rogers Lands Realty Technical Wyandotte Services on contract to Western Power Administration Rocky Mountain Region Loveland, CO</p> <p><u>Response from staff to Applicant via email on August 7, 2024</u> Please see attached Exhibit 6, Haul Route map and also the portion of the application 2.7.1 Public Roads and Haul Routes. Refer to the Trip Generation Analysis memorandum, dated July 8, 2024, for more information. Refer to Haul Route Mao Exhibit 6 or 8.</p> <p>Thank you, Cheryl Brindisi, Planning and Zoning Administrative Assistant</p> <p><u>Response from Applicant via email on August 8, 2024</u> Thank you Cheryl ,for pulling that from the application for me! I truly appreciate your help! It looks like they're going to be crossing under our facilities in two different locations as well as possibly change the grade of the road, both of which could affect our transmission. They'll need to work with us while in the planning phase to see if a temporary permit is necessary. Can you please add the above comment to your records? My contact info is below for their convince. Have a great day!</p>
<p>Xcel Energy</p>	<p>See Attached Letter 8/19/2024</p>



MORGAN COUNTY PLANNING AND ZONING DEPARTMENT

TO REFERRAL AGENCIES:

Bureau of Reclamation
Brush Fire Department
Brush Municipal Airport (7V5)
CDOT
CDPHE
Century Link
Central CO Water Conservancy District
Cheyenne Plains Gas Pipeline Company
City of Brush
City of Fort Morgan
Colo. Dept. of Natural Resources
Colo. Oil & Gas Conservation Commission
Colo. State Land Board USDA
Division of Wildlife
Fort Morgan Fire Department
Hillrose/Snyder Fire Department

Kinder Morgan, Inc.
Morgan County Assessor
Morgan County Communications Center
Morgan County Emergency Management
Morgan County Quality Water
Morgan County Road & Bridge
Morgan County Rural Electric Assoc.
Morgan County Sheriff
Morgan Soil Conservation District
Morgan Weed & Pest Advisory Comm.
Northeast Colorado Health Department
Tri-State Generation & Transmission
USDA Farm Service Agency
Washington County
Western Area Power Administration
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: August 7, 2024

RE: Land Use Applications- Special Use Permits

The Special Use Permit application is submitted to you for review and comments. The application will be heard by the Planning Commission and the Board of County Commissioners. **You are encouraged to provide comments to this application by August 27th, 2024 or attend the Planning Commission meeting on Tuesday, October 15th, 2024 at 6:00 P.M.** Failure to comment will be viewed as a favorable review. Please contact the Planning and Zoning Department if you would like to attend the public meeting.

Applicant: Roadrunner Energy Farm, LLC

Landowners: Gold Spur Genetics LLC, Bonnie Frazier, Bruce B. Bass Family LLLP, Michael L. Dixon Family LLLP, Mary Ellen Hellyer and Martha Colburn.

Roadrunner Energy Farm, LLC, Solar Energy Facility;

Legal Description: A part of Sections 17, 19, 20 and 29-32, Township 3 North, Range 55 West and a part of Sections 5 and 6, Township 2 North, Range 55 West of the 6th PM, Morgan County, Colorado. A gen-tie line will also go through Section 24, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado, to a point of interconnection.

Roadrunner Energy Farm, LLC, BESS;

Legal Description: A part of Section 19, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado.

Request: Special Use Permits to construct an up to 500 MWac Solar Energy Facility in conjunction with a 2,000 MWh Battery Energy Storage System (BESS).

Sincerely,

Cheryl Brindisi,

Cheryl Brindisi, Morgan County Planning and Zoning Administrative Assistant



Cheryl Brindisi <cbrindisi@co.morgan.co.us>

CPW referral letter for Special Use Application- Roadrunner Energy Farm- Solar and BESS

2 messages

Berry - DNR, Lauren <lauren.berry@state.co.us>

Fri, Aug 16, 2024 at 2:41 PM

To: cbrindisi@co.morgan.co.us

Cc: Robert Emanuel - DNR <[REDACTED]>, Wendy Figueroa - DNR <[REDACTED]>, Lexi Hamous-Miller - DNR <[REDACTED]>, Todd Cozad - DNR <[REDACTED]>

Hello,

Please see attached CPW's referral letter for Special Use Application-Roadrunner Energy Farm- Solar and BESS. Please reach out if you have any questions.

Thank you,

—
Lauren Berry
Assistant to the NE Regional Manager
Northeast Regional Office



P: 303.291.7290 |
6060 Broadway, Denver, CO 80216
lauren.berry@state.co.us | cpw.state.co.us



Roadrunner Solar- CPW letter.pdf
309K

Cheryl Brindisi <cbrindisi@co.morgan.co.us>

Mon, Aug 19, 2024 at 12:26 PM

To: lauren.berry@state.co.us

Cc: Robert Emanuel - DNR <[REDACTED]>, Wendy Figueroa - DNR <[REDACTED]>, Lexi Hamous-Miller - DNR <[REDACTED]>, Todd Cozad - DNR <[REDACTED]>

Thank you for the valuable insight that CPW has offered. I will add this letter to Roadrunners application as well as forwarding it through my channels of communication.

Thank you

Cheryl Brindisi, Planning and Zoning Administrative Assistant
Morgan County Planning and Zoning
231 Ensign St.
PO Box 596
Fort Morgan, CO 80701
970-542-3526

CBrindisi@co.morgan.co.us

[Quoted text hidden]



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Region
6060 Broadway
Denver, CO 80216
P 303.291.7227

August 16, 2024

Morgan County Planning & Zoning
Attn: Cheryl Brindisi
Administrative Assistant
231 Ensign St, PO Box 596, Fort Morgan, CO 80701
cbrindisi@co.morgan.co.us

Re: CPW referral letter for Special Use Application- Roadrunner Energy Farm- Solar and BESS

Dear Cheryl,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to submit formal comments on RAI Energy's proposed Roadrunner Energy Farm, including a 500-megawatt (MW) photovoltaic solar facility and the Roadrunner Energy Farm 500 megawatt ("MW") battery energy storage system ("BESS") located on 2,886 acres of private land. The Roadrunner Energy Farm will be located approximately 3.5 miles southeast of the Town of Brush in unincorporated Morgan County on existing agricultural lands.

The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado. One way we achieve this goal is by responding to referral comment requests.

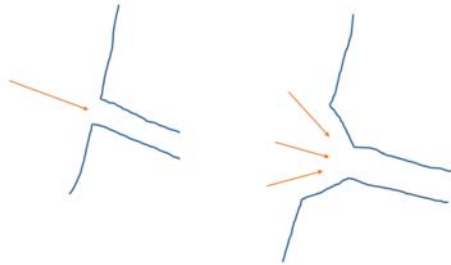
CPW appreciates this early consultation from RAI Energy and Morgan County because it can lead to a responsibly developed project that works toward achieving state solar goals while protecting sensitive wildlife species, habitats, and time frames. We recognize renewable energy development is important to meeting the State's greenhouse gas reduction goals and improving our climate resiliency.

Jeff Davis, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: Dallas May, Chair · Richard Reading, Vice-Chair · Karen Bailey, Secretary · Jessica Beaulieu
Marie Haskett · Jack Murphy · Gabriel Otero · Duke Phillips, IV · James Jay Tutchtton · Eden Vardy



CPW appreciates that the developer planned the project outside of High Priority Habitat. CPW also encourages the following recommendations for this solar project based on CPW's Solar BMPs:

- CPW recommends that any installed fencing should be eight feet in height, have round-capped posts (e.g., so wildlife isn't impaled), smooth top wire to the fence (e.g., no top barbed wire) (or if two top strands are needed, ensure they are at least six inches apart). The bottom wire can be barbed but should be four inches or less from the ground, per CPW's "[Fencing with Wildlife in Mind](#)" brochure.
- CPW recommends Greater Prairie Chicken surveys be conducted for two years prior to construction and that survey results be shared with us.
- Although this Solar Project is located outside of HPH and Beaver Creek and the associated floodplain to the west, the biggest impact from this Solar Project will be the loss of open space and the fragmentation of existing and accessible big game habitats. Therefore, CPW recommends incorporating at least one east-to-west movement corridor in the final site plans by using creative siting solutions without compromising MWs. Note, 250 feet should be considered the bare minimum width, and the longer the proposed corridor, the wider the corridor should be.
- Furthermore, corridor entrances should not be 90-degree angles, but more of an inviting funnel, as shown below in the right image.



- CPW recommends that the solar facility is checked weekly, either remotely or in person (or escape structures are installed inside the fenced area), to allow animals to escape if they become trapped within the facility. Please immediately report mortalities, trapped or injured wildlife, or other reportable incidents to the local District Wildlife Manager (Robert Emanuel [REDACTED]). Please document and report these findings to CPW annually.
- CPW recommends that the Project Area not be lit at night to minimize wildlife attraction to project infrastructure and limit impacts to hunting, migration, or other nocturnal activities of wildlife.
- CPW recommends transmission lines are installed according to Avian Power Line Interaction Committee (APLIC) standards and outside the raptor nesting season. Also, please install bird diverters within 1/4-mile of any lake, drainage, or riparian area and within the raptor nesting buffer for occupied nests.

CPW looks forward to further working with RAI Energy on this project. If you have any additional questions regarding wildlife concerns for this property, please contact Robert Emanuel, District Wildlife Manager at [REDACTED] or by phone at [REDACTED]

Respectfully,



Mark Leslie, Northeast Regional Manager

Cc: Robert Emanuel, District Wildlife Manager - [REDACTED]
Lexi Hamous, NE Land Use Coordinator - [REDACTED]
Wendy Figueroa, Area 3 Wildlife biologist - [REDACTED]
Todd Cozad, Area 3 Wildlife Manager - [REDACTED]



Morgan Conservation District Est. 1955

200 West Railroad Avenue, Fort Morgan, CO 80701
970-427-3358 • morganconservationdistrict@gmail.com
www.morganconservationdistrict.com

Morgan County Planning & Building Department
231 Ensign Street
Fort Morgan, CO 80701

To Whom in May Concern:

The Morgan Conservation District has reviewed the Roadrunner Energy Farm, LLC Special Use Permits.

The District would like to make the recommendation of the implementation of a tree windbreak to assist with wind and soil erosion. Furthermore, the District would like to recommend that the applicant manage and eradicate all noxious weeds on the property, in accordance with the Colorado Noxious Weed Act. The District can assist with the planning and recommendation of a tree windbreak if needed, as well as directing the applicant to noxious weed management resources.

Please let us know if you have any questions or concerns.

Sincerely,

Madeline Morrison
District Manager



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: [REDACTED]

August 19, 2024

Morgan County Planning and Building Department
231 Ensign / PO Box 596
Fort Morgan, CO 80701

Attn: Cheryl Brindisi, Nicole Hay, Jenafer Santos

Re: Roadrunner Energy Farm- Solar and BESS

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Roadrunner Energy Farm- Solar and BESS** and currently has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: [REDACTED] – Email: [REDACTED]

**NOTICE OF PUBLIC HEARING
MORGAN COUNTY PLANNING COMMISSION
OCTOBER 15, 2024 AT 6:00 P.M.
VIRTUAL AND IN PERSON IN THE ASSEMBLY ROOM, MORGAN COUNTY
ADMINISTRATIVE BUILDING, 231 ENSIGN, FORT MORGAN, COLORADO**

Notice is hereby given that on the date and time above (or as soon as possible following the scheduled time) and at the location above, or at such time and place as this hearing may be adjourned, the Morgan County Planning Commission will conduct public hearings on the following proposed **Land Use Applications**:

1.) Applicant: Pivot 71, LLC

Landowners: The Terry L Larsen Trust & Anna M Larsen Trust

Legal Description: Located in the N½SW¼ of Section 33, Township 4 North, Range 56 West of the 6th PM, Morgan County, Colorado.

Request: Special Use Permit to construct an approximately 1.8 MWac Solar Energy facility.

Date of Application: August 2, 2024

2.) Applicant: Roadrunner Energy Farm, LLC

Landowners: Gold Spur Genetics LLC, Bonnie Frazier, Bruce B. Bass Family LLLP, Michael L. Dixon Family LLLP, Mary Ellen Hellyer and Martha Colburn.

Solar Energy Facility Legal Description: A part of Sections 17, 19, 20 and 29-32, Township 3 North, Range 55 West and a part of Sections 5 and 6, Township 2 North, Range 55 West of the 6th PM, Morgan County, Colorado. A gen-tie line will also go through Section 24, Township 3 North, Range 56 West of the 6th P.M., Morgan County, Colorado, to a point of interconnection.

BESS Legal Description: A part of Section 19, Township 3 North, Range 55 West of the 6th PM, Morgan County, Colorado.

Request: Roadrunner Energy Farm, LLC has submitted a Special Use Permit Application to construct an up to 500 MWac Solar Energy Facility in conjunction with a 2,000 MWh Battery Energy Storage System (BESS).

Date of Application: August 8, 2024

THE COUNTY WILL CONTINUE TO OFFER THE OPTION TO ATTEND MEETINGS REMOTELY. IF YOU HAVE ANY QUESTIONS REGARDING ATTENDING THE MEETING, PLEASE CONTACT THE PLANNING OFFICES AT 970-542-3526.

<https://us02web.zoom.us/j/81398839615>

Or Telephone:

Dial:

+1 719 359 4580 US

Webinar ID: 813 9883 9615

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

At time of the meeting an opportunity will be given for presentation of evidence in support of or in opposition to the application and zoning amendments.

Nicole Hay

Nicole Hay, Morgan County Planning Administrator

Published: October 3, 2024

For special assistance for the mentioned hearing, please notify us at least 48 hours before the scheduled agenda item. Please call (970) 542-3526 to request any ADA accommodations.

The above sign was posted on (date) 10/2/24, pursuant to the
Morgan County Zoning Resolution by (name of applicant) Stephen Crim.

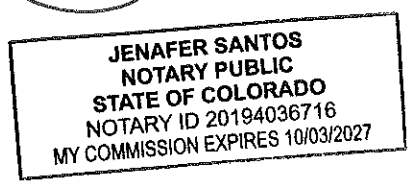
Project name and number: Roadrunner SA2024-0003 + SA2024-0004

Signature of Applicant/Representative: [Handwritten Signature]

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

Signed before me this date: 10/2/2024
My Commission expires: 10/3/2027

NOTARIZED BY: [Handwritten Signature]



The above sign was posted on (date) 10/2/24, pursuant to the
Morgan County Zoning Resolution by (name of applicant) Stephen Crim.

Project name and number: Roadrunner SA2024-0003 + SA2024-0004

Signature of Applicant/Representative: [Handwritten Signature]

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)

JENAFER SANTOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194036716
MY COMMISSION EXPIRES 10/03/2027

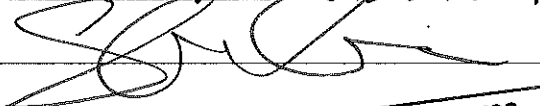
Signed before me this date: 10/2/2024

My Commission expires: 10/3/2027

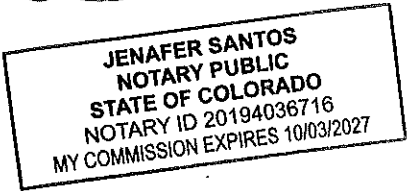
NOTARIZED BY: Jenifer Santos

The above sign was posted on (date) 10/2/24, pursuant to the Morgan County Zoning Resolution by (name of applicant) Stephen Crim.

Project name and number: Roadrunner SA2024-0003 & SA2024-0004

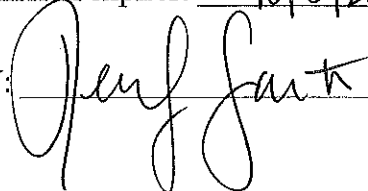
Signature of Applicant/Representative: 

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)



Signed before me this date: 10/2/2024

My Commission expires: 10/3/2027

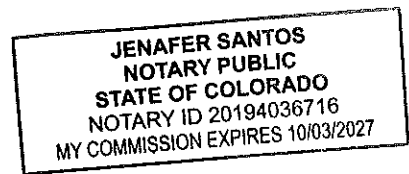
NOTARIZED BY: 

The above sign was posted on (date) 10/2/24, pursuant to the
Morgan County Zoning Resolution by (name of applicant) Stephen Crim.

Project name and number: Roadrunner SU2024-0003 & ST2024-0004

Signature of Applicant/Representative: [Signature]

STATE OF COLORADO)
) ss.
COUNTY OF MORGAN)



Signed before me this date: 10/2/2024

My Commission expires: 10/3/2027

NOTARIZED BY: [Signature]

**NOTICE OF PUBLIC HEARING ON LAND USE
APPLICATION BEFORE THE PLANNING COMMISSION**

Applicant: Roadrunner Energy Farm, LLC

Landowners: Gold Spur Genetics, LLC, Bonnie Frazier,
Bruce B. Bass Family LLLP, Michael L. Dixon Family LLLP,
Mary Ellen Hellyer and Martha Colburn.

Reason: Special Use Application to construct & operate a 500MWac
Solar Energy Facility & 2,000 MWh BESS, SE of Brush.

Location of Hearing: 231 Ensign Street, Fort Morgan, CO 80701

Date of Hearing: Tuesday, October 15th, 2024 at 6:00 PM

**NOTICE OF PUBLIC HEARING ON LAND USE
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Mary Ellen Hellyer and Martha Colburn.
Reason: Special Use Application to construct & operate a 500MWac
Solar Energy Facility & 7,000 MWh BESS, SE of Brush.
Location of Hearing: 231 Ensign Street, Fort Morgan, CO 80701
Date of Hearing: Tuesday, October 15th, 2024 at 6:00 PM

