



STATE OF COLORADO }  
  } ss  
COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Courthouse in Kiowa on Wednesday, the 28th day of March A.D. 2018, there were present:

Danny Willcox                                   Chair  
Christopher Richardson                   Vice Chair  
Grant Thayer                                   Commissioner  
Dallas Schroeder                            Clerk to the Board

When the following proceedings, among others were had and done, to wit:

**APPROVE**  
**RESOLUTION 18- 11**

**SU-17-0055 BIJOU HILLS WIND LLC - HERTNEKY METEOROLOGICAL TOWER SPECIAL USE REVIEW FOR COMMUNICATION SUPPORT TOWER USED NON-COMMERCIALLAY FOR DATA COLLECTION IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 61 WEST OF THE 6TH P.M. IN ELBERT COUNTY. (320 ACRES)**

**WHEREAS**, the applicant, Bijou Hills Wind, LLC, has submitted an application (case no. SU-17-0055) requesting a Use by Special Review permit for the construction and operation of a meteorological tower to be used non-commercially for wind data collection.

**WHEREAS**, the Community and Development Services Department has made the following Findings related to the application:

1. The proposal is in general conformance with the Elbert County Master Plan; and
2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
3. The Elbert County Subdivision Regulations are not applicable to this project; and
4. The proposed land uses are compatible with existing and allowable land uses in the surrounding area; and
5. The proposed land uses will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area; and
6. The proposed Special Uses meet the applicable Zoning regulations and criteria as identified in the staff report for these applications.

**WHEREAS**, on March 5, 2018 the Planning Commission held a public hearing on this application. At the hearing there was a presentation by Staff, testimony by the applicant, and public comment was solicited. On a unanimous vote, the Planning Commission is forwarding a recommendation of approval to the Elbert County Board of County Commissioners; and



WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

**BE IT THEREFORE RESOLVED**, the Board of County Commissioners does hereby approve SU-17-0055 BIJOU HILLS WIND - HERTNEKY METEOROLOGICAL TOWER with conditions of approval to include:

1. The Special Use shall not become effective until all fees are paid, conditions of approval are met, and documents recorded; and
2. The applicant shall to remove the Public Hearing notice sign within seven (7) days of a decision by the Board of County Commissioners; and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. The applicable Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) regulations shall be adhered to during the life and the existence of the three towers.
5. A note shall be added to each SUR document indicating that upon removal of the meteorological towers the SUR entitlements shall also be removed from the property.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:

  
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DANNY WILLCOX, CHAIR

  
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CHRISTOPHER RICHARDSON, VICE CHAIR

  
\_\_\_\_\_  
GRANT THAYER, COMMISSIONER

ATTEST: DALLAS SCHROEDER  
COUNTY CLERK

BY:   
Clerk to the Board

