



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Canyon Peak Power Station Use by Special Review UASI25-001

Board of County Commissioners Public Hearing

July 22, 2025





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Applicant: Canyon Peak Power LLC

Property Owner: CORE Electric
Cooperative

Project Proposal: Natural Gas
Combustible Power Generation Facility
and underground gas pipeline

Project Location: 5050 S. CR 129

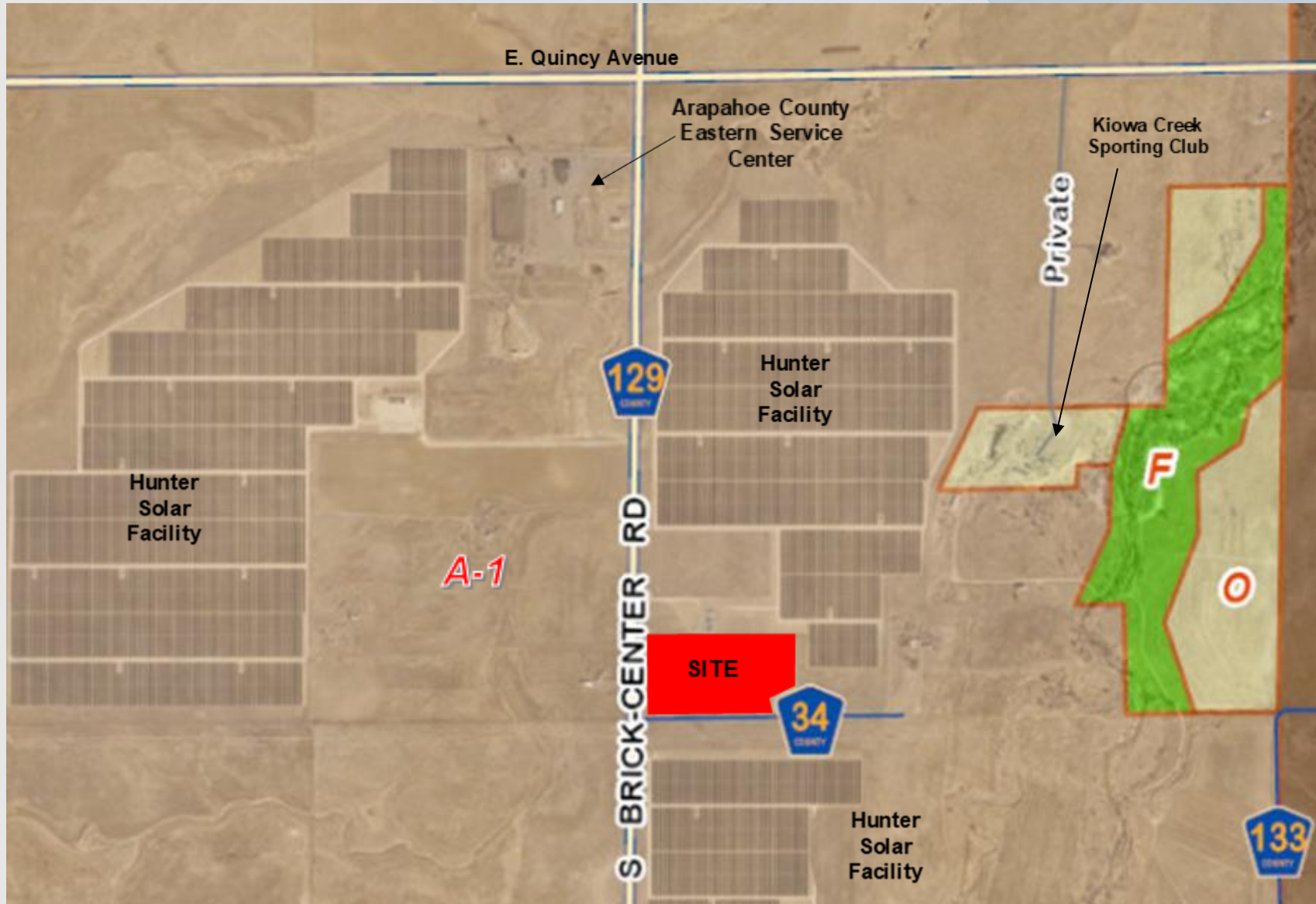
Staff: Case Engineer – Joseph Boateng



Vicinity & Zoning Map



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Subject Site: zoned A-1

Surrounding Properties:

- West: SFR and agricultural, zoned A-1
- North: Solar facility, vacant, zoned A-1
- East: Solar facility, vacant, SFR, zoned A-1
- South: Solar facility, vacant, zoned A-1



Subject Site



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- Subject Property: 20.009 AC, owned by CORE Electric Cooperative
- Gas Facility: Leased area of 10.994 AC
- Brick Center Substation
- Access: CR 34



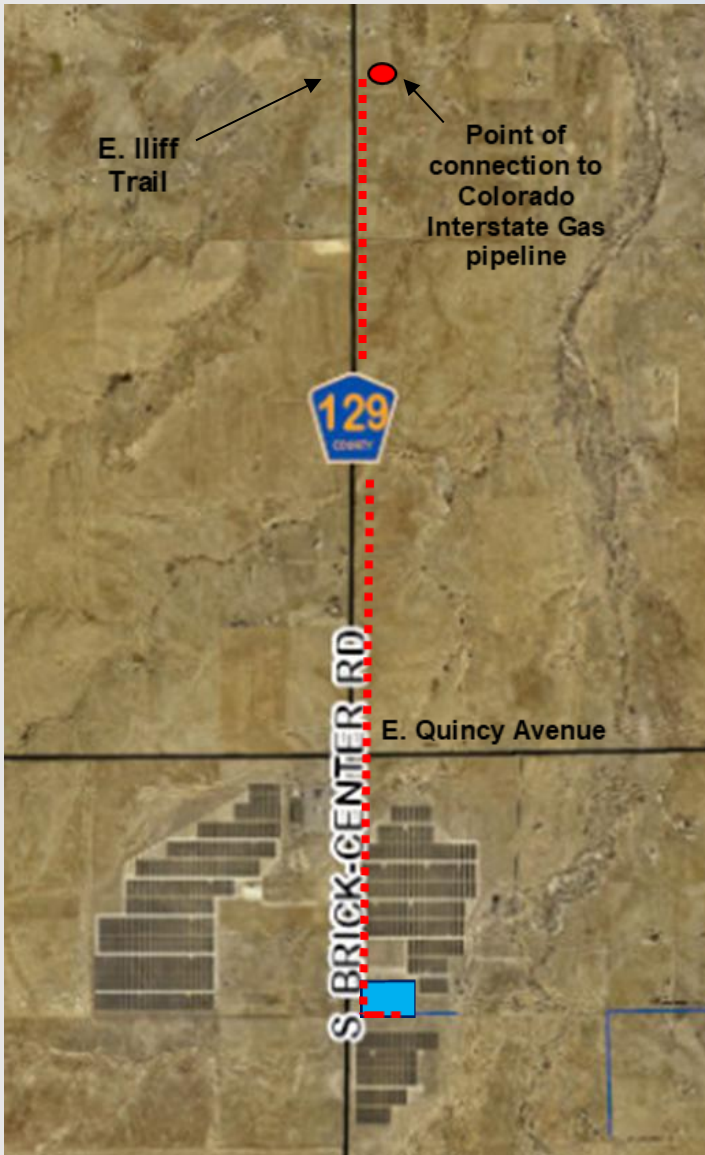
Pipeline Alignment



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Pipeline - 10" diameter, 3.9 miles in length

Connects to Colorado Interstate Gas pipeline

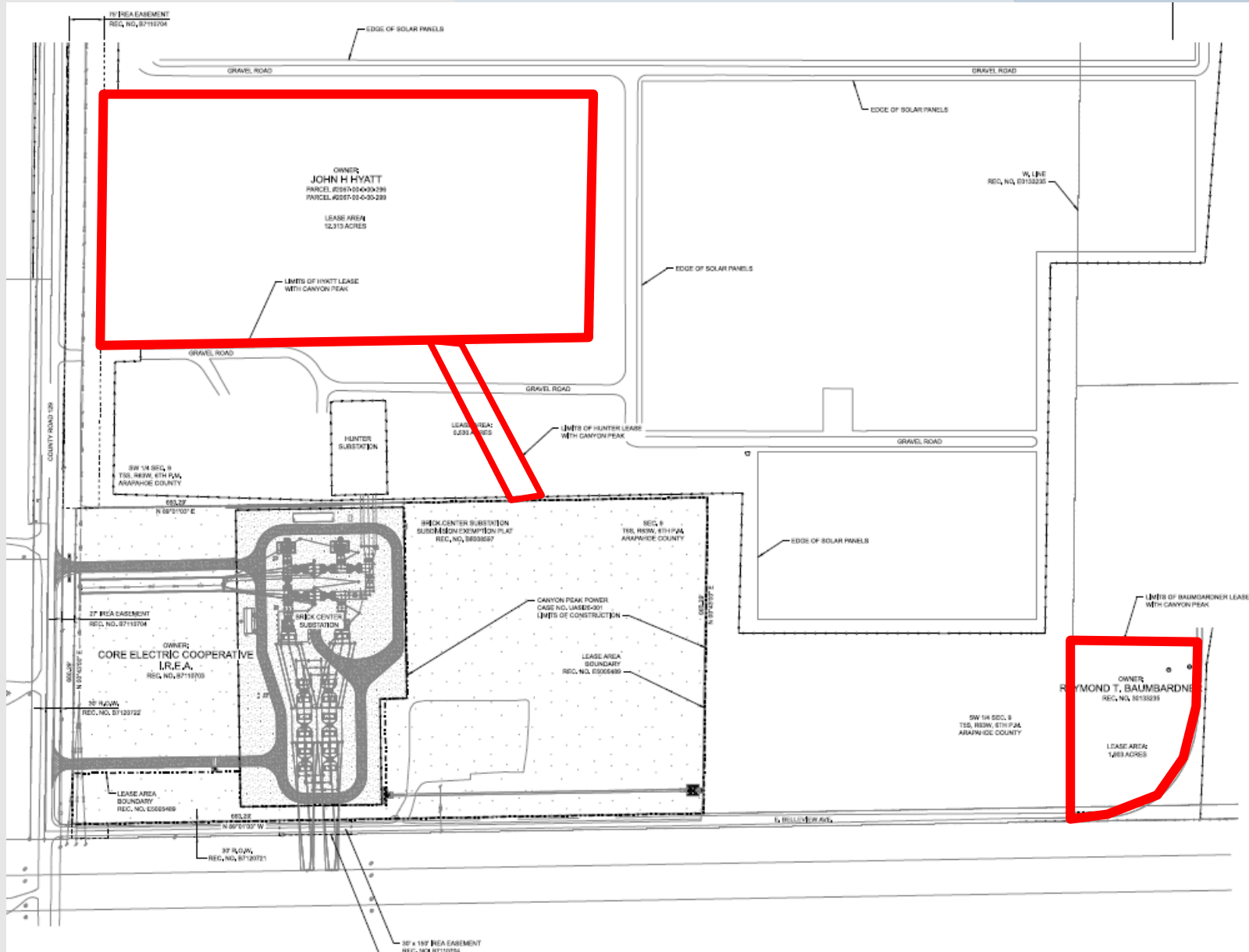


Three Lease Areas



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To be used for laydown yards for staging equipment, construction materials and additional soil.



Process



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- Reviewed through the Use by Special Review with a 1041 component
- Under the 1041 Regulations the application is being reviewed as a Major Electric Facilities of a Private Utility
- Must comply with the 1041 Regulation approval criteria in Section V, Parts A and C.



Project Details



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- Proposing to build a natural gas power generation facility on approximately 20 acres that will connect to the CORE's Brick Center Substation.
- Gas for the facility is supplied by a 3.9-mile gas pipeline that connects the facility to a Colorado Interstate Gas pipeline. Located within the CR 129 right-of-way, on the east side of the road.
- The facility will contain six electric power generation units, six stacks, administration/control building, a detention pond, employee parking, storage tanks (water, ammonia, etc.), and fire suppression loop.
- Two employees on-site, work a 12-hour shift, two shifts a day.
- The entire site is to be enclosed by an eight-foot fence.



Project Details



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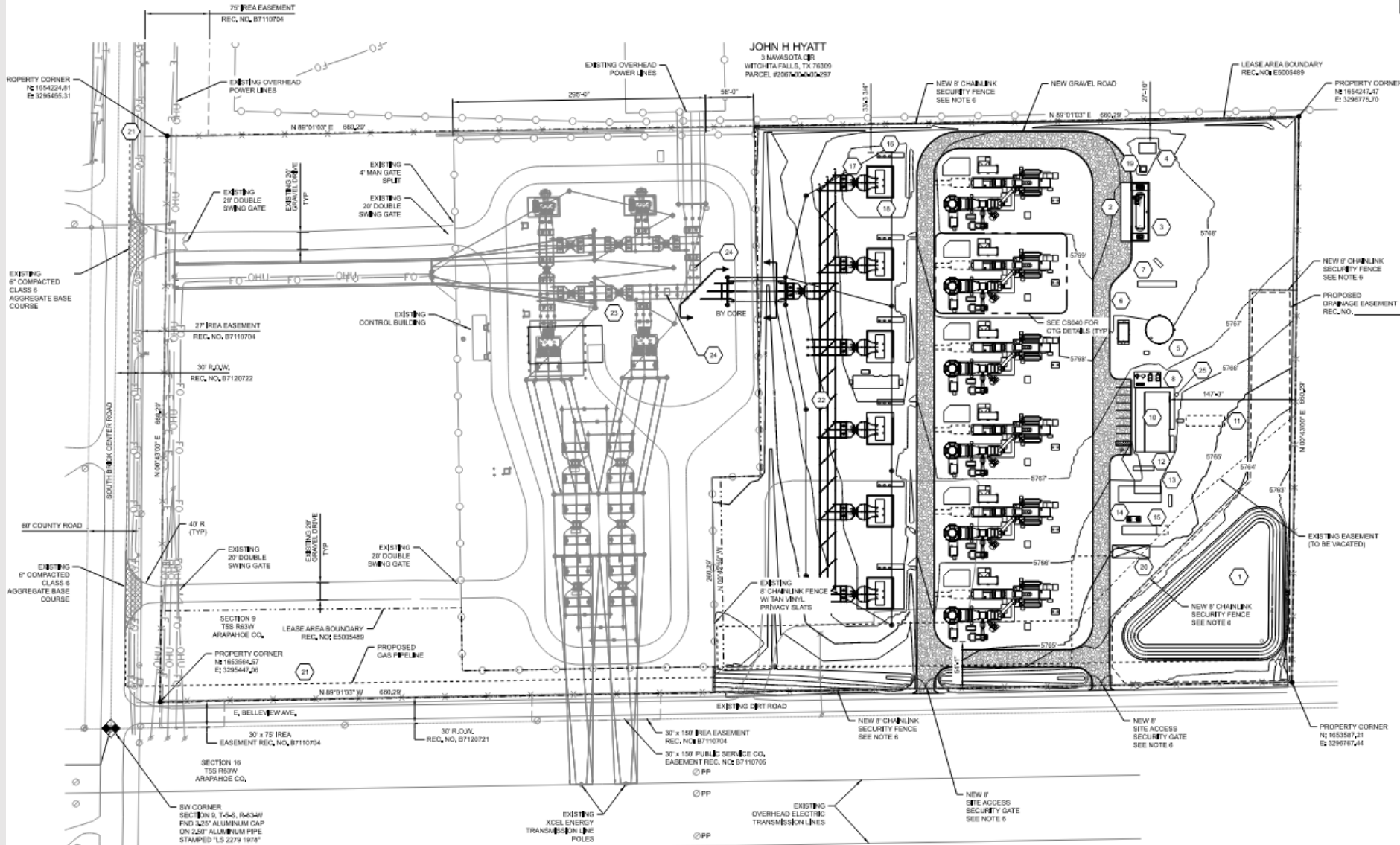
- Purposes to provide electricity to CORE's members during periods when energy is in demand.
- Goal is to make the power grid more reliable.



Use by Special Review - Exhibit



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Comprehensive Plan

- The proposed gas facility complies with the Comprehensive Plan as follows:

Policy NCR 6.2 – Encourage the Development and Use of Alternative Energy Sources

Strategy PFS 6.1(a) – Continue Collaboration with Utility Companies

Strategy PFS 6.1(c) – Provide Alternative Energy Access

Policy NCR 6.2 – Encourage the Development of Solar Energy Facilities

Policy PFS 12.3 - Require Land Use Compatibility when Siting Local and Regional Utility Facilities

Referral and Public Comment



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- Referral comments received.
 - Applicant working with Bennett-Watkins to meet their requirements.
 - Colorado Parks and Wildlife commented on ground-nesting migratory birds and the Pronghorn winter concentration area.
 - No public comment received.



Neighborhood Meeting



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- Neighborhood Meeting – held on November 12, 2024, two attended.
- The following questions were discussed at the meeting.
 - Will the project create sediment or waste that would affect the adjacent solar facilities? Solar shouldn't be affected by sediment or waste.
 - Will the project impact adjacent roads? Increased traffic during construction.
 - Will the project generate noise? Use noise-damping devices/baffles.
 - Is there hazardous waste associated with this facility? 19% aqueous ammonia in the exhaust stacks to reduce emissions and diesel fuel. Detectors and alarms to be put in place. Received an air permit from CDPHE.



Neighborhood Meeting



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- Will the pipeline and facility site be vegetated? Disturbed areas will be revegetated.
- Will the project create stable energy pricing? CORE's mission is to provide reliable and stable power to its members. They want to use increased renewable energy sources and have access to backup power. This will allow CORE the ability to supply power at known costs to members without having to purchase power (when needed) from the spot market at unknown prices and times.
- Phone calls after the neighborhood meeting with questions similar to what was previously discussed. Also, calls in support of the project.



Condition of Approval – USR/1041



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1. Prior to the signature of the final copy of these plans, the applicant must address Public Works and Development staff's comments and concerns.
2. Prior to the signature of the final copy of these plans, the applicant shall dedicate the proposed drainage easement to the County and vacate the existing drainage easement.
3. The applicant shall develop a wildfire mitigation plan acceptable to the local fire district before the issuance of a building permit.
4. The applicant shall obtain approval of the firefighting water supply plans from Bennett Watkins Fire Rescue before the issuance of a building permit.
5. The Decommissioning Plan Agreement shall be signed and financial assurance provided before the issuance of a Certificate of Completion by the County. The Decommissioning Plan cost estimate shall be reviewed every five years by the Planning and Building Divisions, commencing from the year of the issuance of the Certificate of Completion. This cost estimate shall be submitted by December 31st every five years.
6. The applicant shall comply with an inadvertent discovery clause and conduct archaeological monitoring during construction of the facility and pipeline.
7. The applicant shall sign a County Agreement to repair any county roads that may be damaged during construction.
8. The facility shall comply with the lighting standards of the Land Development Code. The lighting for the gas facility shall be directed inward, downward, and shielded. The height of the light poles shall be a maximum of 25 feet in the parking area and 20 feet elsewhere on-site..
9. If grading and/or construction is to occur on the project (facility site, pipeline alignment area, and lease areas) between April 1 through August 30, the applicant shall conduct a survey to determine if any ground-nesting birds are present during the migratory bird nesting season. The results of the survey shall be submitted to Colorado Parks and Wildlife (CPW) and the Planning Division for their review and approval. If nesting birds are present, no construction/grading is permitted during those dates without prior CPW authorization.



Condition of Approval – USR/1041



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10. If grading and/or construction is to occur on the project (facility site, pipeline alignment area, and lease areas) between January 1 through April 30, the applicant shall conduct a survey to determine if Pronghorn are present. The results of the survey shall be submitted to CPW and the Planning Division for their review and approval. If Pronghorn are present, no construction/grading is permitted during those dates without prior CPW authorization.
11. Prior to the signature of the final copy of these plans, the applicant shall provide Planning Staff with the lease agreements for the three lease areas.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the USR.

