



**MINUTES OF THE REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, JUNE 3, 2025**

ATTENDANCE	A regular meeting of the Arapahoe County Planning Commission (PC) was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance: Brooke Howe; Kathryn Latsis, Chair Pro-Tem; Randall Miller; Dave Mohrhaus, Chair; and Lynn Sauve. Also, present were Matt Hader, Senior Assistant County Attorney; Jason Reynolds, Planning Division Manager; Ava Pecherzewski, Development Review Planning Manager (moderator); Joe Schiel, Engineering Services Division Program Manager; Molly Orkild-Larson, Principal Planner; Joseph Boateng, Engineer and Kim Lynch, Planning Technician.
CALL TO ORDER	Mr. Mohrhaus called the meeting to order at 6:30 p.m. and the roll was called. The meeting was held in person and through the Granicus Live Manager platform with telephone call-in for staff members and the public.
GENERAL BUSINESS ITEMS:	
APPROVAL OF THE MINUTES	The motion was made by Ms. Latsis and duly seconded by Ms. Sauve to approve the minutes from the June 3, 2025, Planning Commission meeting, as submitted: The vote was: Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Abstain; Mr. Mohrhaus, Yes; Mr. Sall, Absent; Ms. Sauve, Yes.
PUBLIC HEARING ITEMS:	
ITEM 1	CASE NO. UASI25-001, CANYON PEAK POWER / USE BY SPECIAL REVIEW (USR) – MOLLY ORKILD-LARSON, PRINCIPAL PLANNER; SUE LIU, ENGINEER – PUBLIC WORKS AND DEVELOPMENT (PWD) Mr. Hader cited the Land Development Code Chapter 5- Section 2 requirements and stated they had been met therefore the PC had jurisdiction to proceed.



Ms. Orkild-Larson introduced the applicant, Canyon Peak Power LLC (an affiliate of Kindle Energy LLC), who on behalf of the property owner, CORE Electric Cooperative (CORE), sought approval of a USR application on a 20.009-acre parcel to build a natural gas combustible power generation facility. She stated the property, and the existing substation (Brick Center Substation) on-site were owned by CORE, and 10.994 acres of the site would be leased to the applicant and also included 3.9 miles of a 10-inch natural gas supply line to provide gas to the power generation facility. She described how this project would support CORE's transition from previous power providers to more renewable-based power sources. She outlined how the natural gas simple-cycle combustible power generation facility would be comprised of six electric power generation units with a cumulative generating capacity of 156 megawatts (MW) and generate electricity for the Brick Center Substation to exclusively serve CORE's members. She added the project also intended to construct an administrative/maintenance building (control trailer), a stormwater detention pond, drive aisles and employee parking, a fire water tank, and a fire suppression loop; was to be staffed with two employees per shift, with two shifts of 12 hours. She said the project would install a natural gas supply pipeline to provide gas fuel to the proposed facility that would be located along the east side of County Road 129 within the road right-of-way and would connect to an existing Colorado Interstate Gas pipeline in a fenced meter yard north of E. Iliff Trail. She stated the PWD Planning and Engineering Services Divisions had reviewed the application, and staff was recommending approval of this case. She then introduced the applicant Tom Flexon of Canyon Peak Power LLC.

Mr. Flexon described the plan to transition to more renewable-based power generation for CORE's source of electrical power. He explained these sources, such as solar or wind, which were intermittent resources and subject to weather conditions and power demands placed on the grid, could be complemented by alternative resources such as gas to provide reliability and stability to the grid. He stated the natural gas-fired power plants were flexible and reliable and could provide a solution for Colorado's evolving energy grid. He said that this type of power plant was known for having fast start capabilities (10 minutes or less), only running when energy demand was high, and when the grid required additional power resources. He said the facility would run for less than 20 percent of the hours in a single year and was capped at approximately 32 percent capacity factor on a consolidated basis as allowed per the Colorado Department of Public Health and Environment issued synthetic minor source air permit and this capacity factor meant that the facility, if all six units were fully dispatched in unison, could run for 2,803 hours during the year. He explained that collectively, these units making up the facility would not run 24 hours a day, seven days a week, and 365 days per year but could act as a safety net when intermittent renewable energy sources (solar and wind)



couldn't fully meet power grid electricity needs and thus ensure grid stability as more renewable energy resources were integrated into the system. He introduced the rest of the team **Mark Jurgemeyer, CORE Electric COOP; Lisa Carty, Canyon Peak Power LLC; Steve Yarrington, Canyon Peak Power LLC; Michael Reed, Chief Engineer, Stanley Consultants Inc.** who discussed the more technical details of this gas facility design described below.

Connection to Brick Center Substation: The project would connect to CORE's existing 115 kV transmission system on the site with no additional infrastructure required outside of the parcel's boundaries. Each combustion turbine generator produced power at 13.8 kV, which is fed to a generator step-up transformer that converted the power to 115 kV. This 115 kV power is then connected to CORE's existing Brick Center Substation, which supplies CORE's 115 kV transmission system. The connection to the 115 kV transmission system would occur on the north side of the existing Brick Center Substation with new high-voltage disconnects and circuit breakers.

Combustion Turbine Generator (CTG): The facility will be powered by generation units outfitted with selective catalytic reduction (SCR) and oxidation catalysts to control nitrogen oxide (NOx) and carbon monoxide (CO) emissions. Six combustion turbine generators are proposed, and each generator is considered a unit. Each CTG uses a dry low-NOx emission oxidation combustion system to reduce NOx emissions during natural gas combustion. In addition to the dry NOx combustion technology, each CTG unit will be equipped with an SCR system that will further reduce NOx emissions from the flue gas before exiting the CTG stack. The SCR utilizes 19% aqueous ammonia as the reagent in the catalytic conversion of NOx emissions to nitrogen and oxygen. The 19% aqueous ammonia is supplied by an on-site 20,000-gallon ammonia storage and forwarding system with containment (at least 110% of the tank's volume) and a truck unloading pad. The aeroderivative-based combustion turbine generator is designed with considerations for both efficiency and emissions. The facility will implement effective containment measures into the design to mitigate the effects. This design allows the power turbine to operate at a continuous speed, allowing for startup to full load in less than 10 minutes. The turbines will use natural gas from the pipeline.

CRS Exhaust Stack: Each unit is equipped with an 80-foot exhaust stack. Each exhaust stack includes a selective catalytic reduction to control nitrogen oxides (NOx) and catalytic oxidation (CatOx) to control CO and Volatile Organic Compound (VOC) emissions. Each exhaust stack will be equipped with an emissions monitoring system that monitors CO emissions, NOx emissions, and fuel flow.

Fire Water System: A 165,000-gallon water storage tank and fire suppression loop are located on-site for fire protection. An underground water line will encircle the plant and have fire hydrants spaced as per the National Fire Protection Association standards. A 165,000-gallon



water tank will supply water to this system and will be filled by a certified water supplier.

Control Trailer: The gas plant operations will be monitored and controlled from a building centrally located on the subject property. The control trailer will house two employees monitoring the facility and operations. This building will include operator offices, conference and break rooms, bathrooms, and critical network and control system hardware and infrastructure for the facility's operations.

Fencing: The lease area of the gas facility will be fenced. The fence will be seven feet tall with one foot of three strands of barbed wire at the top. This fence does not comply with Colorado Division of Wildlife (CPW) fencing standards. However, after discussions with CPW, this agency felt that this facility was small, and the allowance of animals within the facility should be avoided and therefore would not object to the proposed fence design.

Lighting: The site lighting will be directed inward, downward, and shielded. The height of the light poles on-site shall be a maximum of 25 feet in the parking area and 20 feet elsewhere on-site. The facility shall comply with the Land Development Code regulations. This shall be made as a condition of approval.

Access: The gas facility will obtain access from E. Belleview Avenue. Water and Sanitary Sewer: A potable water tank will be installed next to the control trailer, and an On-site Wastewater Treatment System (OWTS) will be located east of this building.

Stormwater: A detention pond is proposed in the southeast corner of the lease area.

Construction: During the construction of the facility, the applicant will be using the eight acres west of the substation as a laydown yard, equipment storage, employee parking, and the location of construction trailers.

Control Trailer: The gas plant operations will be monitored and controlled from a building centrally located on the subject property. The control trailer will house two employees monitoring the facility and operations. This building will include operator offices, conference and break rooms, bathrooms, and critical network and control system hardware and infrastructure for the facility's operations.

There was discussion around the following questions:

- How often would this energy be dispatched and at what capacity?
- Does this facility anticipate dropping the load of dependence on the local coal plant in Pueblo?
- Would construction dust impact the Hunter Solar site nearby?
- Were such facilities a footprint for nuclear power?

Mr. Flexon stated the facility had the maximum capacity of 2803 hours annually or 32% effectively but would more likely operate around 20%. He explained this would allow it to flex with load in response to



population growth and increased demand. Mr. Jurgenson said the Pueblo plant was on track to ramp down by 2028 and be offline by 2030 therefore this facility would impact dependence on the plant. Mr. Flexon said water to achieve dust suppression would be handled with a continuous everyday process. He explained that once operational, no sediment would be coming out of the stacks in general and the 80 foot design was key to minimizing dispersion. He concluded by saying small modular reactors were anticipated but not anytime soon due to the cost limitations.

Mr. Mohrhaus opened the hearing for public comments. There were no members of the public present and no callers who wished to speak. The public hearing was closed.

The motion was made by Ms. Sauve and duly seconded by Ms. Latsis, in the case of UASI25-001, Canyon Creek Power Station - Use by Special Review with 1041 components, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

- 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 and pipeline alignment area) 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. 10. If grading and/or construction is to occur on the project (facility site and pipeline alignment area) 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. The vote was: Ms. Howe, Yes; Ms. Latsis, Yes; Mr. Miller, Yes; Mr. Mohrhaus, Yes; Mr. Sall, Absent; Ms. Sauve, Yes
ANNOUNCEMENTS	Ms. Orkild-Larson said the Planning Commission meeting for July 1, 2025 would be a continued public hearing for the Grand Peaks hotel conversion to multifamily and the July 15, 2025 meeting would include 2 public hearing items for an LDC Amendment for Wireless Antennas and a preliminary plat application.
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.