

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: August 13, 2025

25-115493SA Location and Extent

Case Name: Kings Valley Transmission Line Project

Owner/Applicant: Core Electric Cooperative

Location: Immediately north and south of US Highway 285 from approximately mile marker 232 to mile marker 233

Approximate Area: 7.09 Acres

Purpose: To construct new transmission lines and relocate existing transmission lines underground

Case Manager: Reid Powers

Applicant Team Presenters:

Jackie Smith, Ulteig

Issues:

- None

Recommendations:

- **Staff:** Recommends **APPROVAL**

Interested Parties: None

Level of Community Interest: Low

Representative for Applicant: Jackie Smith

General Location: Immediately north and south of US Highway 285 between mile markers 232 and 233

Case Manager Information: Phone: 303-271-8703 e-mail: rzpowers@jeffco.us

STAFF REPORT

Case Number:
25-115493 SA

Summary of Process

- The Staff evaluation of an application will be presented at the required Planning Commission and Board of County Commissioners' Hearings.
- The Planning Commission will review the evidence and will make a recommendation to the Board of County Commissioners.
- The final decision on the request will be made by the Board of County Commissioners.

Case Summary

The applicant is requesting to allow the construction of new electric transmission lines and burying of existing transmiss

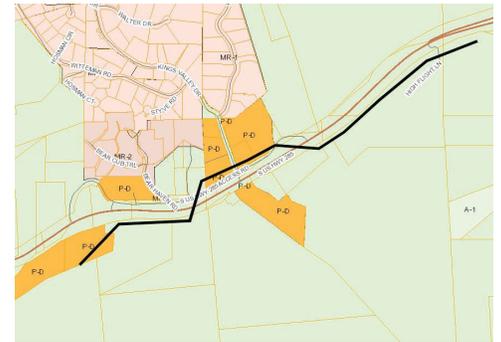
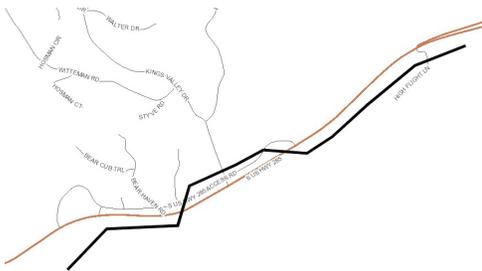
<i>Purpose</i>		Kings Valley Transmission Line Project		Reid Powers	07-08-25	
<i>Case Name</i>				<i>Case Manager</i>	<i>Formal Submittal Date</i>	
09-26-24	NA	08-13-2025	NA	Other		
<i>Pre-Application Date</i>	<i>Community Meeting Date</i>	<i>PC Hearing Date</i>	<i>BCC Hearing Date</i>	<i>Next Process</i>		
CORE Electric Cooperative/Jackie Smith		CORE Electric Cooperative				
<i>Applicant/Representative, check if same as owner:</i> <input type="checkbox"/>		<i>Owner</i>				
along mile markers 232 & 233 of US HWY	Littleton	80127	7.09	28 & 33	6	71
<i>Property Address</i>	<i>City</i>	<i>Zip</i>	<i>Area ≈</i>	<i>Section</i>	<i>Township</i>	<i>Range</i>
NA	North and South along S US Highway 285 from approximately mile marker 232 to 233					
<i>Pin</i>	<i>General Location</i>					

Land Use and Zoning

Vicinity

Detail

Surrounding Zoning



<i>Existing Land Use:</i>	<i>Existing Zoning:</i>	<i>CMP Recommended Land Use:</i>	<i>Requested Zoning:</i>
Residential, Commerical	A-2 and PD	Area of Stability, 1 dwelling/5 acres, existing non-residential areas	NA
<i>Plan Area:</i> Conifer/285 Corridor Area		<i>Number of citizens at Community Meetings:</i> NA	
<i>PC Recommendations:</i>		<i>Level of Community Interest:</i> low	
<i>Key Issues:</i> None			

Criteria for Rezoning:

- The compatibility with existing and allowable land uses in the surrounding area.
- The degree of conformance with applicable land use plans.
- The ability to mitigate negative impacts upon the surrounding area.
- The availability of infrastructure and services.
- The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

✓	○	✗
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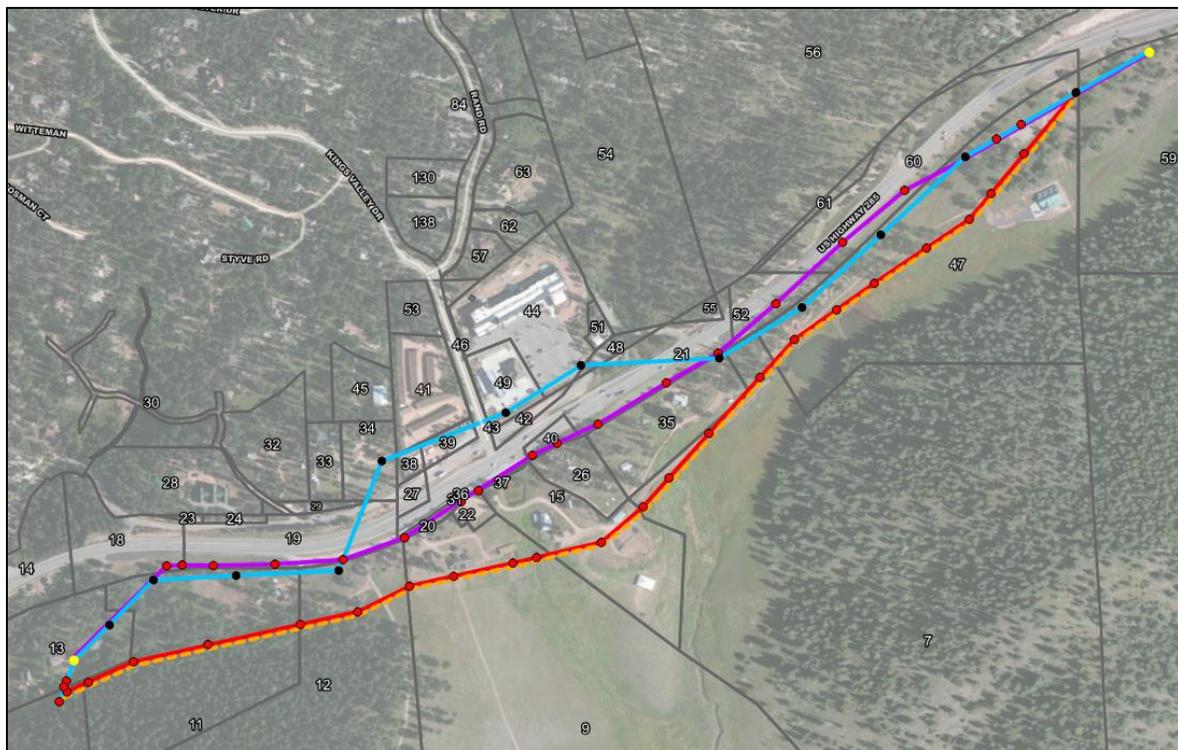
BACKGROUND/UNIQUE INFORMATION:

Pursuant to state law, the County’s appointed Planning Commission shall review the location and extent of public buildings, facilities, or uses. This Location and Extent application (L&E) was submitted pursuant to Section 8, Location and Extent, of the Zoning Resolution, with a formal referral process that included multiple reviewing entities other than Planning and Zoning.

The applicant, CORE Electric Cooperative, is proposing upgrades to their existing transmission line system along US Highway 285. The proposal consists of two parts:

1. Construction of 13 new transmission line poles and connection lines.
2. Underground relocation of approximately 0.79 miles of existing transmission lines.

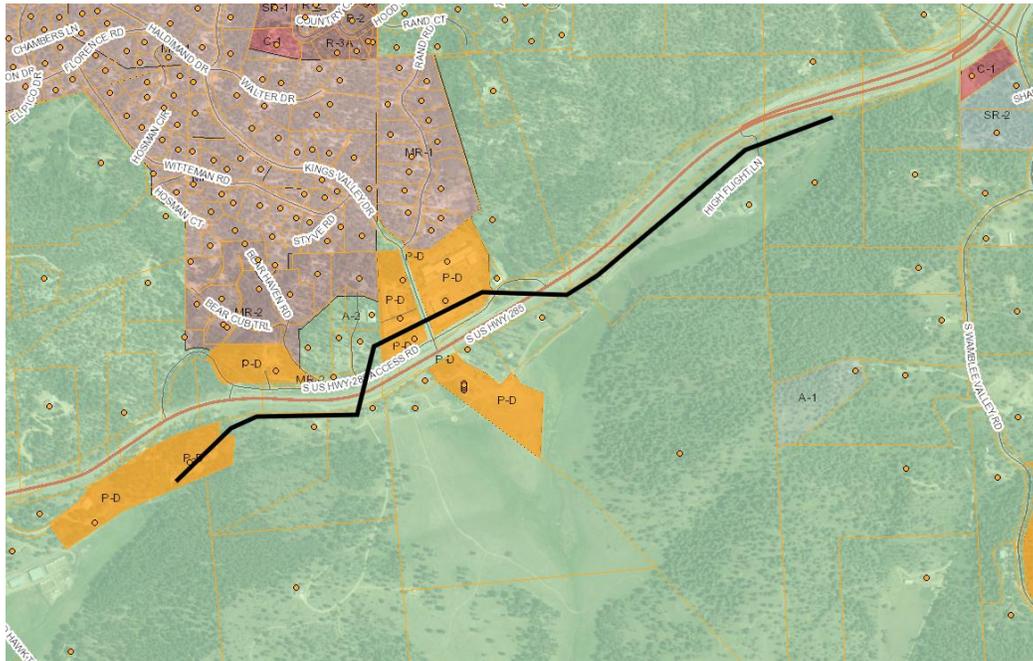
The new transmission lines/poles cross over US Highway 285 twice, while the relocation of existing lines underground would be entirely on the south side of the highway. The project would be done within utility easements, existing and to be acquired. No new substation or other permanent structures are proposed with this request.



Five (5) of the proposed new powerline poles would be wooden, while the remaining 7 would be weathering-steel monopoles. A total of 20 transmission line poles will be removed to facilitate the relocation of the existing transmission lines underground. The project would cross over land zoned Agricultural-Two and Planned Development.

SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural-Two (A-2) and Planned Development (PD)	Residential and commercial
South:	Agricultural-Two (A-2) and Planned Development (PD)	Residential and commercial
East:	Agricultural-Two (A-2)	Residential and vacant
West:	Agricultural-Two (A-2) and Planned Development (PD)	Residential



Approximate location of new transmission line: 



Current view looking west along US 285.



Proposed view looking west along US 285.

CRITERIA FOR DECISIONS FOR LOCATION AND EXTENT APPLICATIONS

Section 8.D. of the Zoning Resolution states, “*The Planning Commission, in reviewing Location and Extent applications may consider the following criteria*”:

- ✓ a. *The compatibility with existing and allowable land uses in the surrounding area.*
- ✓ b. *The degree of conformance with applicable land use plans.*
- ✓ c. *The ability to mitigate negative impacts upon the surrounding area.*
- ✓ d. *The availability of infrastructure and services.*
- ✓ e. *The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.*

a. *The compatibility with existing and allowable land uses in the surrounding area.*

Staff has determined that the proposed utility project is compatible with the existing land uses in the surrounding area. The area has had existing overhead power lines for decades to support the existing and allowable land uses that rely upon daily electricity. The proposal to replace and underground existing transmission lines should result in equal or lesser impact than existing infrastructure. Further, this request is not expected to negatively impact the existing or allowed commercial, industrial, and governmental uses in the area.

b. *The degree of conformance with applicable land use plans.*

The Comprehensive Master Plan (CMP), an advisory document required by state statute, contains Goals and Policies that are used to guide land use decisions. The Area Plans section of the CMP contains supplementary policies and land use recommendations for evaluation.

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✓

Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

Staff concludes that the subject request is in **general conformance** with the applicable goals and policies of the Comprehensive Master Plan (CMP).

Land Use: The properties affected by this project are located in the Conifer Area Plan of the Comprehensive Master Plan (CMP). The CMP recommends these properties as an Area of Stability, 1 dwelling unit per 5 acres, with special wildfire policies, and isolated existing non-residential areas. The proposed project does not conform to these recommended land uses, however the CMP does contain separate policies and language for utilities.

Policies relevant to this proposed project, recommend location and design of new utilities to be sensitive to the environment and compatible with surrounding areas, the placement of utilities underground when practicable, the minimization of visual obstructions, and acknowledgment of other impacts to the natural and built environment.

The proposed location of the new electric transmission lines is sensitive to the environment and surrounding area. The new transmission lines are in close proximity to US Highway 285. Clustering infrastructure, including roadways and power lines, reduces the total area being disturbed for utility functions and is generally sensitive to and increases compatibility with the surrounding area. The project also calls for some existing transmission lines to be relocated underground, which adds to the compatibility of the utility with the surrounding area by removing visual impacts and instead partially returning natural landscapes.

Physical Constraints: The proposed project does not intersect any known geological hazards or floodplains. The proposed path of the transmission lines also minimizes visual impacts and impacts to nearby wetlands. An alternative route for the transmission lines is possible, but this route would cross over wetland areas and have increased impacts on that habitat. The proposed route has minimal impacts to sensitive environments.

Community Resources: There are no anticipated impacts on community resources with the proposed request. There are three historical resources near the project area, the Clifton House Inn, Conley Coffee Shop, and the original Elk Creek Fire House. The proposed path of the transmission lines was designed to address Historic Commission comments to avoid these resources by crossing from the south side of the highway to the north side.

Infrastructure, Water, and Services: There are no concerns with available services related to this project. No water or sanitation will be required as part of this project. Fire services will be provided

by the Elk Creek Fire Protection District. The Jefferson County Sheriff's Office provides law enforcement services to the subject properties.

c. The ability to mitigate negative impacts upon the surrounding area.

The proposed use will have minimal impacts on the surrounding area. Proposed new transmission lines will be appropriately placed to minimize visual impacts. The burying of other transmission lines will also reduce any visual impacts. Power lines in general do pose some fire risk, a concern which is especially relevant in mountainous areas. A will serve letter was provided by the Elk Creek Fire Protection District confirming the area is served by the District for fire services. Additionally, the provided fire letter mentions the extensive fire mitigation program implemented by CORE Electric Cooperative, which would continue for the proposed project.

d. The availability of infrastructure and services

The project will not use any water or sanitation and no such infrastructure is required. The local fire district, the Elk Creek Fire Protection District, has indicated that they provide service to the area. Jefferson County Sheriff's Office will provide law enforcement services.

e. The effect upon the health, safety, and welfare of the residents and landowners in the surrounding area.

Community Uses such as the transmission lines being proposed generally have minimal negative effects upon the health, safety, and welfare of the residents and landowners in the surrounding area. No impacts to the surrounding area is expected with the proposed project.

AGENCY REFERRAL RESPONSES

This Location and Extent application was sent on an internal referral to Jefferson County departments including Public Health, Open Space, Addressing, Planning Engineering, Transportation and Engineering, Road and Bridge, Cartography, County Geologist, JeffCo Historical Commission, and Long Range Planning. The application was also sent to surrounding jurisdictions including Elk Creek Fire Protection, and CDOT. All comments are included in the case packet. Referral agency comments have been, or will be addressed prior to development of site infrastructure.

NOTIFICATION:

Notification of the proposed development was sent and posted in accordance with the Zoning Resolution for Location and Extent applications. Property owners within 1,320 feet and Homeowner's Associations within two mile of the subject property received postcard and notification e-mails respectively. The applicant also posted six (6) notification signs along the US Highway 285 and nearby right-of-way. Notification was in accordance with the requirements of the Zoning Resolution.

Staff has received zero (0) public comments related to this application.

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

This Location and Extent for the proposed CORE Electric transmission line project is compatible with the surrounding area as it is classified as a Community Use, which is a recommended land use throughout the County. The proposal for electric utility land use does align with the CMP recommendation and policies. The project will have minimal impact on the surrounding area or environment and indeed may reduce overall visual impacts by burying some existing power lines in the area. The proposal is not expected to have significant effects upon the health, safety, and welfare of the residents and landowners in the surrounding area.

FINDINGS:

Based on the analysis included in this report, staff concludes that this Location and Extent proposal satisfactorily addresses each of the criteria below which the Planning Commission may consider, as detailed in this staff report.

1. The proposed electric utility land use is compatible with the existing and allowable residential, commercial, governmental, and community uses in the surrounding area.
2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The proposal aligns with CMP recommendations and policies for non-water utilities.
3. The negative impacts of the proposed land use upon the surrounding area have been considered and found to be minimal if any.
4. The project does not require water or sanitation services. Elk Creek Fire Protection District and the Jefferson County Sheriff's Office provide fire protection, first responder, and law enforcement services, respectively.
5. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

And;

Staff recommends that the Planning Commission APPROVE Case No. 25-115493SA, with no condition:

COMMENTS PREPARED BY:

Reid Powers

Reid Powers, Planner
August 6, 2025

PROPOSED LOCATION & EXTENT

24035380 Kings Valley Transmission Line Relocate
Project
Location and Extent Application
Jefferson County, Colorado

Cover Letter

May 2025

Submitted by:



Development Permit Application Form

See Appendix A.

Written Narrative

<u>Name of Applicant</u>	<u>Applicant Representative</u>
CORE Electric Cooperative	Ulteig Operations, LLC
Brooks Kaufman	Derek Holscher
5496 N. US Highway 85	5575 DTC Parkway #200
Sedalia, CO 80135	Greenwood Village, CO 80111
720-733-5493	720-873-5876

CORE Electric Cooperative serves more than 180,000 members along Colorado’s Front Range. Their nearly 5,000-square-mile service area includes portions of 11 counties to the east, west and south of Denver, including Jefferson County.

Project Description

The approximately 0.78-mile (7.09 acre) Kings Valley Transmission Line Relocate Project (the Project) is located in Conifer, Jefferson County. The Project is necessary because CORE facilities are currently located where the Colorado Department of Transportation (CDOT) is planning to widen the Highway 285 corridor to include a bridge for the new Kings Valley interchange. CORE’s new overhead transmission line alignment will be installed near the existing alignment on the south side of US Highway 285, except three poles that will be moved to the north side of US Highway 285 to bypass several historic resources near the Project area, as recommended by the Jefferson County Historical Commission.

CORE will acquire new 75-foot-wide easements from eight (8) private landowners on fourteen (14) parcels located within Jefferson County, described in Appendix B. Some portions of the crossarms and conductors (wires) will overhang the US Highway 285 CDOT right-of-way (ROW) to minimize encroachment and easement area on private property; however, the base of the pole will be located within an easement on private property. The poles will be on private property to avoid conflicts with widening of Highway 285 in the future. Since late July 2024, CORE’s consultant, Ulteig, has been contacting the private landowners to talk about the Project and the need for an easement across their property; all easements will be secured prior to the start of construction. Depending on the contractor, additional space may be needed outside of the 75’ easement for equipment like bucket trucks and wire puller rigs. In these instances, temporary construction/access easements will be acquired from the landowner and the area reclaimed at the end of construction. A copy of the Site Plan showing the detailed transmission alignment and access is presented in Appendix C; CORE will utilize existing roads and parking lots to access the Project for construction and maintenance.

The relocated transmission line will consist of 5 new wooden poles and 7 weathering-steel monopoles. A total of 20 transmission line poles will be removed. CORE will pull the existing wooden poles out of the ground whenever possible or cut the poles 1-foot below grade and bury if complete removal is not possible. New wooden poles will be installed via direct bury with class IV road base backfill. New weathering steel poles will have concrete caisson foundations. Pole heights range between 75 feet and 145 feet. CDOT grading work and overpass construction at Kings Valley Drive will increase the elevation of the transmission poles where CORE is crossing US Hwy 285, so the tallest poles are located near the

overpass to meet vertical clearance requirements. Drawings of the different pole types and architectural elevations are presented in Appendix D.

The focus of this Location & Extent application is on the transmission line relocation; however, there are two existing overhead distribution feeders that CORE will rebuild underground as part of the relocation work. One line is underbuilt on the existing transmission line, and the other is south of US Highway 285 within an existing 26-foot-wide easement. Both lines will be buried in the existing 26-foot easement area. In addition, some residential service feeders north of US Highway 285 will be rebuilt underground. CORE is working to secure 15-foot-wide easements for the distribution portion of the Project. Distribution line construction will be completed before CDOT and transmission line construction begins. The new underground lines will be installed by boring, where feasible, and trenching, in conduit to a depth of 48" below the surface, barring any other utility crossings or other constraints.

Post-construction traffic impact.

During the pre-application meeting with County staff, it was determined that a traffic study is not required for the Project. CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

Fire mitigation and fire safety plan.

The Project area along the north side of US Highway 285 is classified as a Wildland-Urban Interface. As such, CORE secured a proof of fire protection letter from Elk Creek Fire Protection District, stating their willingness to provide emergency services in the Project area (see Appendix E). CORE is deeply committed to ensuring the safety and well-being of the communities it serves while maintaining the reliability of the electric grid. Rebuilding distribution feeders underground helps achieve this goal. In addition, CORE's extensive Wildfire Mitigation Program encompasses a multifaceted strategy aimed at reducing wildfire risks through meticulous planning, advanced technology, and community collaboration. The program includes vegetation management, an inspection program, fire danger forecasting, system hardening to ensure system reliability, and high-tech hardware to optimize functionality, detect problems early, and provide situational awareness.

Purpose of the Improvements

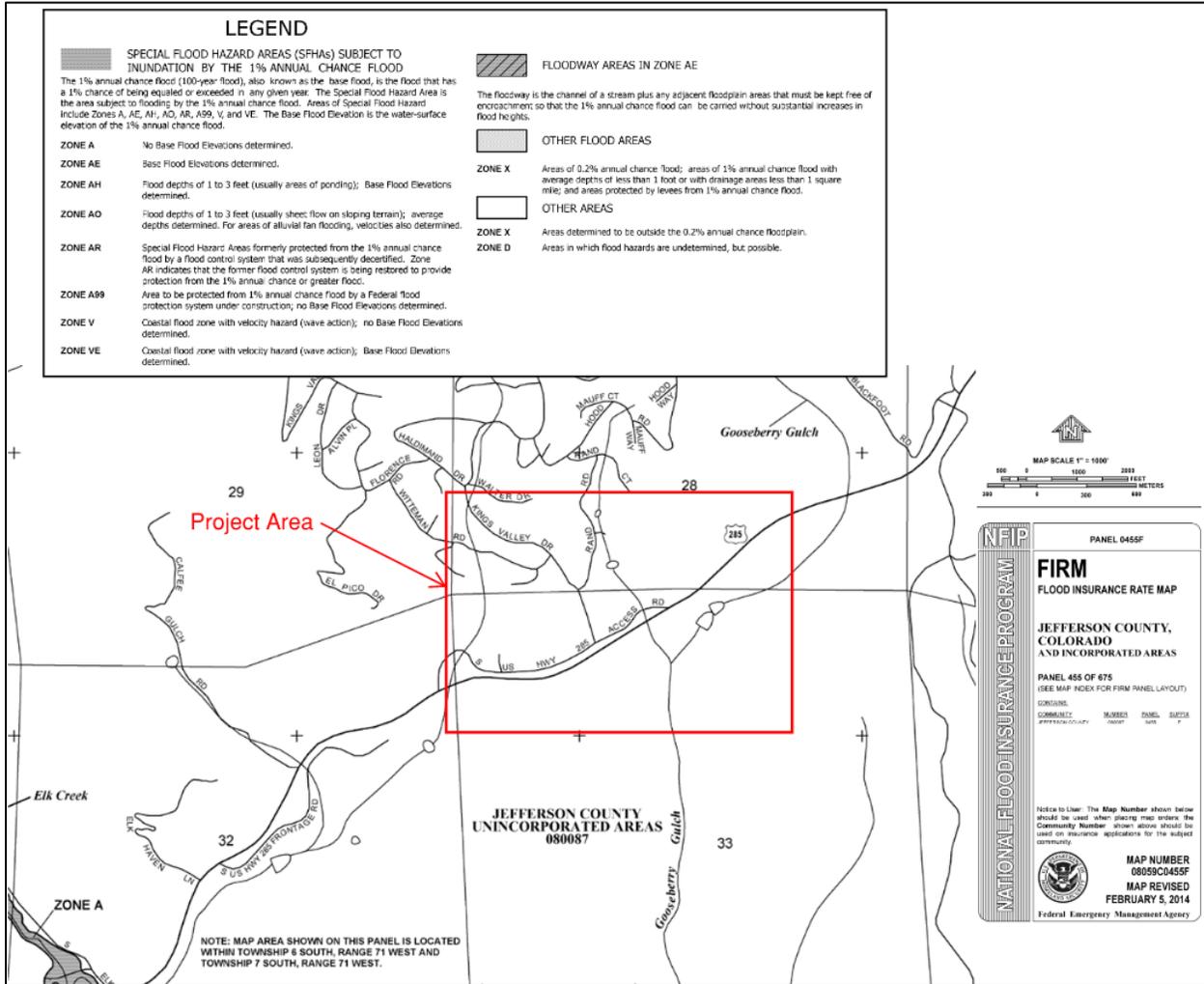
The Project is consistent with CORE's focus on creating a reliable network for delivering cost-effective energy resources to their members. The CDOT improvements to the US Highway 285/Kings Valley interchange are causing CORE to rebuild this section due to increased road elevation and grading near CORE's existing poles. As an added benefit, the Project will replace this section of the transmission line with equipment that meets CORE's latest standards of hardening and resilience. The transmission line relocation will be built to handle 115,000 kilovolts (115 kV) but will operate initially at 44kV until the rest of this line to the east and west are upgraded in the future. CORE's long-term plan includes a 115kV rebuild of the transmission line all the way from Grant in Park County to CORE's Conifer Substation in Aspen Park to optimally supply electricity in their service territory, improve system reliability, and enhance operational flexibility.

Summary of the Potential Impacts and Proposed Mitigation Measures

Public Outreach - To put the public on notice of the Project, a pre-design notification letter was sent out in December 2024 to all landowners within 500' each side of the proposed alignment. To this date, no

responses have been received. Initial contact has been made with landowners directly impacted by the Project, and none have expressed opposition to the Project. As a follow up, two (2) weeks before construction begins, a pre-construction notification letter will be sent to the same landowners.

Floodplains– There are no floodplains in the Project area noted on FEMA’s Flood Insurance Rate Map, panel 08059C0455F. The Project will cross a Gooseberry Gulch tributary. To prevent disturbance, no transmission poles will be installed within 200 feet of the stream bed and the distribution line will be installed via boring at a depth of 12 feet below the stream bed.



Wetlands – The following aquatic resources are within the immediate Project area:

Aquatic Resource	Activities with Potential Impact	Potential Impact
Unknown pond	Relocated overhead line crosses near resource once. One relocated pole is near resource.	Impacts are not anticipated. The nearest pole will be placed 25 feet from the resource; impacts associated with pole placement are anticipated to be limited to a 20-foot radius surrounding the pole. Construction equipment, vehicles, and personnel should not cross the resource.
Gooseberry Gulch	Relocated overhead line crosses resource once.	Impacts are not anticipated. The line spanning the resource intersects where the resource flows under US Highway 285 via a culvert. Poles will be placed over 200 feet from the resource. If necessary, construction equipment, vehicles, and personnel should cross the resource using existing roadways.

Due to the lack of effect on waters and wetlands expected from activities associated with the Project, a Pre-Construction Notification with the US Army Corps of Engineers is not required to ensure continued compliance with Nationwide Permit 57 – Electric Utility Line & Telecommunications Activities.

Protected Species - A preliminary desktop assessment has been completed to evaluate biological resources within the vicinity of the Project. Due diligence included:

- Assessment of possible presence of suitable habitat for federally listed threatened, endangered, and candidate species via data compiled from the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation tool (IPaC), USFWS Official Species List, USFWS species profiles, and Environmental Conservation Online System (ECOS);
- Assessment of nesting data for bald and golden eagles within 2,640 feet of the Project via data compiled from the Colorado Parks and Wildlife (CPW) Species Activity Maps;
- Assessment of possible presence of suitable habitat for state listed threatened and endangered species via data compiled from Colorado Natural Heritage Program Conservation Status Handbook, CPW Species Activity Maps, CPW Threatened and Endangered List and Species Profiles, and NatureServe Explorer; and
- Assessment of mapped USFWS National Wetlands Inventory (NWI) and National Hydrography Dataset aquatic features.

The following protected species are within range of the Project and may have suitable habitat present:

Species	Status	Discussion
Birds		
Bald Eagle <i>Athene cunicularia</i>	Federally protected	Species prefers coniferous or deciduous trees for roosting, and nests in forested areas adjacent to large bodies of water. According to the CPW Species Activity Maps, there are no active, destroyed, inactive, undetermined, or unknown nest sites within 2,640 feet of the Project. Suitable habitat is potentially present in the forested areas.
Golden Eagle <i>Aquila chrysaetos</i>	Federally protected	Species occupies a wide variety of habitats, with nesting habitat including tundra, shrublands, grasslands, woodland-bushlands, and coniferous forests. According to CPW, there are no known nest sites within 2,640 feet of the Project. Suitable habitat is potentially present in the open grassland area south of US Highway 285.
Mexican Spotted Owl <i>Strix occidentalis lucida</i>	Federally Threatened State Threatened	Species occupies mixed conifer forests, rocky canyons, and/or Madrean pine-oak forest. According to CPW, there are no known nest sites in the area of the Project. Suitable habitat is potentially present in the forested areas.
Migratory birds	Federally protected	Over 1,000 protected species utilize a variety of habitats for nesting and foraging, including grasslands, croplands, waterbodies, trees, cliffs, and structures. Suitable habitat is likely present in the form of grassland and aquatic resources.

An on-site survey will be conducted to further assess species within the area. Avian nests and activity discovered during the survey will be documented. If necessary, mitigation measures will be implemented and the *CPW Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors* will be followed.

Hazardous Materials- Colorado Department of Public Health and Environment Hazardous Materials and Waste Management Division online records were reviewed for the Project area. Records included solid waste, hazardous waste, radiation management, X-ray, and environmental cleanup. There are no past or present solid waste facilities, superfund sites, brownfields, or uranium mill tailings in the Project area. The Project is routed to avoid waste tire registrant Long Bros Garage and the Maverik Adventure’s First Stop gas station (see Appendix G).

The Colorado Department of Public Health and Environment GIS service incorrectly displays the CDOT Soda Lakes Facility (JFR27) on US Highway 285 near the Kings Valley Drive intersection. Additional records review and coordination with Hazardous Materials and Waste Management Division personnel revealed the salt contamination occurred in a different location outside the area of the Project.

Cultural and Historic Resources- Numerous cultural/historic resources are within the area of the Project. The Colorado State Historic Preservation Office data on Compass was reviewed to confirm the location of historic sites in relation to the Project. The new facilities will not adversely affect the structures; physical destruction, changes to the properties’ settings, and alterations inconsistent with preservation standards will not occur. Visual impacts to these resources are not a concern due to routing through an already developed area.

Transmission line routing and subsequent pole locations avoid resources eligible under the National Register of Historic Properties, including the Pollitz-Long Historic District (5JF.7833), Clifton House Hotel

(5JF.2821), Rudolph Long Sr. House (5JF.3522), and Boyd and Maxine (Long) Brown House (5JF.7836). One new pole location is proposed on the 90-acre Capps House-Bell Cabin (5JF.7880) property. The new pole on the Capps House-Bell Cabin property is located over 1,000 feet from the eligible structures and impacts to the Capps House-Bell Cabin are not anticipated.

The existing distribution line intersects numerous eligible historic properties and connects to meters for electric service at the Clifton House Hotel (5JF.2821), Rudolph Long Sr. House (5JF.3522), and Conley's Coffee Shop (5JF.3525). The distribution lines are being converted from overhead to underground, which will improve the visual impact. Other impacted eligible properties include the Clifton House Hotel (5JF.2821), Rudolph Long Sr. House (5JF.3522), Conley's Coffee Shop (5JF.3525), Capps House-Bell Cabin (5JF.7880) properties, and the Pollitz-Long Historic District (5JF.7833).

Zoning Resolution, Section 8 - D. Criteria for decisions in Location and Extent Cases

1. The Planning Commission review of Location and Extent applications may consider the following criteria:

(a) The compatibility with the existing and allowable land uses in the surrounding area.

The proposed Project is a relocation of an existing overhead transmission line, which has been part of the existing and allowable land use of the area since the early 1970's. The proposed alignment for the transmission line makes use of an existing utility corridor and parallels existing highway infrastructure. The proposed Project will be installed within private easements or within road ROW and will therefore be compatible with allowable land uses in the surrounding area. Construction of the Project will maintain the function and marketability of the area by allowing continued access to reliable power. The Project will allow for additional capacity to CORE's system in this part of their service territory, supporting future increases in load demand while improving system reliability.

(b) The degree of conformance with applicable land use plans.

The Project is in conformity with the Jefferson County Comprehensive Master Plan (CMP) and the Conifer/285 Corridor Area Plan. The Project will further the goals of Jefferson County Planning in terms of the Services, Utilities & Transportation section in the CMP by ensuring that efficient, cost-effective, and reliable Services, Facilities and Utilities are available for existing and planned development. CORE is also adhering to the policies of the CMP by working with the County and community on Project site selection. The Project also adheres to the policies of the Conifer/285 Corridor Area Plan by designing the transmission line relocation to be compatible with the mountain environment. The new poles are located near an existing utility corridor away from residential, scenic, cultural, and environmentally sensitive areas. The transmission poles are made of weathering steel to blend with the background. CORE is relocating the distribution lines underground and adding taps for future expansion. The distribution portion of the Project will improve visual quality of the area, reduce wildfire risk, and ensure electric services can support future growth.

(c) The ability to mitigate negative impacts upon the surrounding area.

Construction, operation, and maintenance activities would comply with all applicable federal, state, and local laws and regulations regarding the use of hazardous substances. The only hazardous chemicals expected to be used on-site are those found in diesel fuel, gasoline, coolant (ethylene glycol), and lubricants in machinery. Hazardous materials would not be drained onto the ground or into streams or drainage areas. In its contract with the construction contractor, CORE would specify that it will hold a required pre-construction meeting with the contractor to ensure all applicable laws and CORE's procedures would be followed.

All construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials would be removed from the site and transported to a disposal facility authorized to accept such materials. Enclosed containment would be provided for all trash. There would be no significant amount of hazardous materials stored in the Project area.

Although the facilities would be inspected annually, emergencies may occur. If there were an issue, appropriate field crews and engineering personnel would be notified by telephone or radio, and they would undertake the required procedures to correct the problem and restore facilities to normal operations.

There will be no post-construction impacts to water quantity or quality. During construction, CORE's contractor will minimize any impacts by installing any required best-management practices designed to protect surface water quality. The distribution portion of the Project will be bored under any streams and waterways that cross the alignment and there will be no impacts to waters of the U.S..

The Project route was chosen to avoid historically significant resources, environmentally sensitive areas, and scenic views. The distribution feeder alignment proposed for the Project will remove existing overhead visual elements.

(d) The availability of infrastructure and services.

Construction of the Project will help facilitate CDOT improvements to the US Highway 285 and Kings Valley interchange. During the pre-application meeting with County staff, it was determined that no traffic impact study is required. CORE anticipates that after construction, the Project will require vehicular traffic as needed in the event of maintenance, inspections, or repairs to the facilities. The existing roadway network within the Project area can accommodate the level of activity anticipated for these purposes as well as construction activities.

The Project will not require infrastructure and services such as water supply, wastewater collection, drainage management, landscaping, parking, or lighting.

(e) The effect upon the health, safety, and welfare of the residents and landowners surrounding the area.

No structures shall be erected upon, under, or across CORE's easements, no combustible material or infrastructure shall be permitted upon, under, or across the easement, and the

easement shall not otherwise be used in any manner that interferes with the maintenance, repair, and replacement of CORE's facilities or damages the facilities in any way. Much of the Project alignment is abutting road ROW, a conservation easement, a historic district, an established residential subdivision, and a commercial development, so there are few opportunities to develop adjacent to the Project. Landscaping is possible within the Project easement but must follow CORE's ROW Planting Guidelines. Beyond that, the Project will help facilitate a reliable source of power for existing and future development within the surrounding areas.

An electromagnetic field (EMF) is a form of energy created by a combination of electricity and magnetism. Some EMF is natural, such as sunlight, lightning or the earth's magnetic field. Other sources are human made, such as power lines or any devices that run on power or send a wireless signal. The EMF created by the proposed CORE facilities are below the Colorado Public Utilities Commission limit for EMF and below levels created by standard household appliances.

The CORE Electric Cooperative Wildfire Mitigation Program is a comprehensive, forward-thinking initiative dedicated to safeguarding communities from the ever-present threat of wildfires. Through a combination of rigorous risk assessment, innovative technology, robust infrastructure, and active community engagement, CORE is leading the way in wildfire prevention and mitigation. The Cooperative's ongoing commitment to safety and resilience ensures that it will continue to protect lives, property, and the environment for years to come.

Zoning Resolution, Section 9 – Location and Extent Submittal Requirements: Document Table

Item #1. Application Form: See Appendix A.

Item #2. Application and Referral Fees: Jefferson County to provide final fee cost after application submittal. Estimate \$1,050 payable by CORE.

Item #3. Cover Letter: See attached cover letter.

Item #4. Proof of Ownership: See Appendix B for landowners and legal descriptions of impacted properties, vesting deed references, and CORE easement agreements. CORE is currently working to secure easement agreements and will have the necessary easements secured prior to construction.

Item #6. Survey: Not a requirement. CORE can provide survey on request.

Item #7. Access: CORE will use existing roads, US Highway 285, and private drives to access the Project.

Item #11. Site Plan: See Appendix C.

Item #13. Architectural Elevations: See Appendix D.

Item #14. Lighting Plan: Not a requirement. No lighting plan is required for the Project.

Item #15. Parking Plan: Not a requirement. No parking will be needed for the Project after construction.

Item #16. Landscape Plan: Not a requirement. No landscaping will be necessary for the Project.

Item #17. Visual Analysis: See Appendix F.

Item #21. Water Supply Information: Not a requirement. The Project does not require a water supply.

Item #22. Wastewater Collection Information: Not a requirement. The Project will not produce wastewater.

Item #23. Fire Protection Proof: See Appendix E.

Item #27. Transportation Information: Not a requirement. During the pre-application meeting with County staff, it was recommended to summarize traffic impact in the formal application; traffic summary is provided herein.

Item #29. Phase 1 Drainage Report: Not a requirement. The Project will not require drainage study/mitigation.

Item #33. Sensory Impact Assessment/Report/Plan: Not a requirement.

Item #34. Environmental Questionnaire/Assessment: See Appendix G.

Item #35. Floodplain Study: Not a requirement. The Project is not within a floodplain.

Item #43. Mineral Estate Notification Form: The “Surface Development Notification Act” (CRS 24-65.5-101 et seq.) was passed specifically to facilitate mineral owner agreements like those contemplated by 21-3-330(B)(2)(d) for many types of developments. That Act specifically excludes applications associated with electric transmission lines, CRS 24-65.5-101 and 24-65.5-102(2)(a). To the extent there are any active oil and gas activities or facilities within the applicant’s final proposed easement areas, the applicants will work with the owners/operators of such facilities to ensure it addresses and mitigates their concerns.

APPENDIX A

DEVELOPMENT PERMIT APPLICATION FORM



Development Permit Application



100 Jefferson County Parkway
Suite 3550
Golden CO, 80419
303-271-8700
planning.jeffco.us
pzpermits@jeffco.us

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- Rezoning from _____ to _____
- Special Use Item No. _____ of the _____ Zone District to permit _____
- Exemption from Platting
- Minor Modification or Revision
- Location and Extent
- Superlot
- Legalization of Property Division
- Rezoning/Special Use
- Site Development Plan Approval
- Superlot Process
- Minor Division of Land
- Rural Cluster
- Subdivision Platting
- Vested Rights

Explanation of Application Request

Location and Extent application for CORE Electric Cooperative project 24035380 US 285 Kings Valley Transmission Line Relocate. The project is needed due to CDOT expansion and overpass at US Hwy 285 and Kings Valley Road in Conifer, CO. See attached cover letter for detailed explanation.

Documents Submitted

- Architectural Elevations
- Drainage Report
- Exemption Survey
- Fire Protection Report
- Geologic Report
- Historical, Archaeological & Paleontological Report
- Landscape Plan
- Lighting Plan
- Parking Plan
- Proof of Access
- Proof of Ownership
- Radiation Report
- Reduction of the Plat
- Sensory Impact Report
- Soils Report
- Utility Report
- Wastewater Report
- Water Supply Report
- Wildlife, Vegetation & Landscaping Report
- Other: L&E Submittal Requirements

Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to pzpermits@jeffco.us.
2. Incomplete applications will not be accepted and will delay processing.
3. A [Pre-Application](#) is encouraged prior to the formal submittal of a Development Permit Application.

Special Districts

Upper South Platte Water Conservancy	Pine	CORE Electric Cooperative
Water	Post Office	Electricity
Mountain Water & Sanitation District	N/A	Elk Creek Fire Protection District
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

Case Number	Date Filed	Current Zoning	Proposed Zoning/SU
Planner	Street Address	Acres	Map Sheet
Previous Cases	Community Plan		

Development Permit Application

Case Number: _____

Project Team Contact Information

CORE Electric Cooperative	bkaufman@core.coop	720-733-5493
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
5496 N US Highway 85	Sedalia	80135
<i>Address</i>	<i>City</i>	<i>Zip</i>
See Appendix H		
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
CORE Electric Cooperative	bkaufman@core.coop	720-733-5493
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
5496 N US Highway 85	Sedalia	80135
<i>Address</i>	<i>City</i>	<i>Zip</i>
Ulteig	derek.holscher@ulteig.com	720-873-5876
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
5575 DTC Parkway, Suite 200, Greenwood Village, CO 80111		
<i>Address</i>	<i>City</i>	<i>Zip</i>
Ulteig Engineers	harry.dillabough@ulteig.com	720-573-5792
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
5575 DTC Parkway, Suite 200, Greenwood Village, CO 80111		
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

Linear Project	Conifer
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i> <i>Zip</i>
<i>Access Via</i>	<i>Acreage</i> <i>Map Sheet</i>

Legal Description:

An easement 75-feet wide over and across parcels in Sections 28 and 33, Township 6 South, Range 71 West, the impacted properties being further described on the attached Appendix B, Proof of Ownership.

Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

- Owner is an individual. Indicate name exactly as it appears on the deed.
- Owner is a corporation, partnership, limited partnership, or other business entity. Name principals and/or managers on a separate page. Include the articles of organization, partnership agreement, resolution of managers, etc., as applicable to establish legal signatures.

Please provide the name(s), mailing address(es), street address(es), and phone number(s) for all owners.

Property Owner Affidavit

I/We CORE Electric Cooperative, being first duly sworn, depose and state under penalties of perjury that I am (*we are*) the owner(s) of the property described herein and which is the subject of the application and proposed hearings; that all answers provided to the questions in this application, and all sketches, data, and all other supplementary matter attached hereto and made part of this application, are honest and true to the best of my (*our*) knowledge and belief. I (*we*) understand that this application must be complete and accurate prior to a hearing being scheduled. I (*we*) authorize County staff to visit the site as necessary for proper review of this application.

If there are any special conditions such as guard dogs, locked gates, restricted hours, etc., please give the name and phone number of the person(s) who can provide access to the site.

Brooks Kaufman

Name

5496 N US Highway 85, Sedalia, CO 80135

Address

720-733-5493 bkaufman@core.coop

Phone

Email

Signature

Chad Harley

Name

5496 N US Highway 85, Sedalia, CO 80135

Address

charley@core.coop

Phone

Email

Signature

County of Jefferson] SS

State of Colorado]

Sworn to and subscribed before me this ____ day of _____, _____.
(day) (month) (year)

By _____
(name printed)

Witness my hand and official seal.

Notary Public _____

My Commission expires _____.
(date)

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Derek Holscher to act as my/our representative in any manner regarding this application, to answer questions and to represent me/us at any meeting and public hearing(s) which may be held on this application.

Note: All correspondence will be sent to the authorized representative. It will be the representative's responsibility to keep the owner(s) adequately informed as to the status of the application.

Derek Holscher

Representative Name

5575 DTC Parkway, Suite 200, Greenwood Village, CO 80111

Address

720-873-5876

Phone

derek.holscher@ulteig.com

Email

Owner's Signature

Date

APPENDIX B

PROOF OF OWNERSHIP



IMPACTED PROPERTIES

1. APN 61-332-00-012: A parcel of land being a portion of the NE/4 of Section 32 and the NW/4 of Section 33, T6S R71W, being Exemption Survey Section 32 and 33, T6S R71W, E46-7-88 recorded at Reception No. 89081394, and Amendment No. 1 recorded at Reception No. F0701426, being more particularly described by metes and bounds.

Record Owner: James D. Williams by Warranty Deed recorded at Reception No. 2015042479.

2. APN 61-332-02-001: Lot 1 of Exemption Survey Section 33, T6S R71W 02-120234EX, recorded at Reception No. F1812227.

Record Owner: Gregory A. Wambolt by Personal Representative's Deed recorded at Reception No. 2021106936.

3. APN 61-332-02-002: Lot 2 of Exemption Survey Section 33, T6S R71W 02-120234EX, recorded at Reception No. F1812227.

Record Owner: Gregory A. Wambolt by Personal Representative's Deed recorded at Reception No. 2021106936.

4. APN 61-332-01-015: A tract of land in the NW/4 NW/4 of Section 33, T6S R71W, described by metes and bounds.

Record Owner: Steven P. O'Shea and Pamela M. O'Shea by Quitclaim Deed recorded at Reception No. F1958128.

5. APN 61-332-01-013: The East 200 feet of that part of the unplatted part of Bear Park View, in the NW/4 of the NW/4 of Section 33, T6S R71W, described by metes and bounds.

Record Owner: Cinda Marie Wilson and Kirk Glenn Wilson by Special Warranty Deed recorded at Reception No. 2024043490.

6. APN 61-332-00-006: Part of Tract B, of Exemption Survey Sec. 33, T6S R71W, E55-8-93 recorded at Reception No. 94040500.

Record Owner: Everest KVS LLC by Warranty Deed recorded at Reception No. 2016009227.

7. APN 61-332-00-007: That part of the NE/4 NW/4 of Section 33, T6S R71W, being part of a tract of lands described by metes and bounds.

Record Owner: David Long a/k/a David Wesley Long by Personal Representative's Deed recorded at Reception No. 2020174977 and Personal Representative's Deed recorded at Reception No. 2007123855.

8. APN 61-332-00-008: That part of the NE/4 NW/4 of Section 33, T6S R71W, being part of a tract of lands described by metes and bounds.

Record Owner: David Long a/k/a David Wesley Long by Personal Representative's Deed recorded at Reception No. 2020174977 and Personal Representative's Deed recorded at Reception No. 2007123855.

9. APN 61-332-03-002: Lot 2 Kum & Go No. 0912, a part of Tract A Exemption Survey, Section 28, T6S R71W, 98015190EXP1, recorded at Reception No. 2024009640.

Record Owner: American Properties Investment, LLC by Special Warranty Deed recorded at Reception No. 2022060401.

10. APN 61-332-03-001: Lot 1 Kum & Go No. 0912, a part of Tract A Exemption Survey, Section 28, T6S R71W, 98015190EXP1, recorded at Reception No. 2024009640.

Record Owner: American Properties Investment, LLC by Special Warranty Deed recorded at Reception No. 2022060401.

11. APN 61-332-00-009: That part of the N/2 of Section 33, T6S R71W, described by metes and bounds.

Record Owner: Gregory A. Wambolt by Warranty Deed recorded at Reception No. 2021108365.

12. APN 61-331-01-006: Assessor's Lot 2A in Section 33, T6S R71W, 97015307EXP1 Adjustment 1, recorded at Reception No. 2015126843.

Record Owner: Gregory A. Wambolt by Special Warranty Deed recorded at Reception No. 2018096583 and Special Warranty Deed recorded at Reception No. 2020078167.

13. APN 61-331-01-005: Lot 1A, Exemption Survey Sec 33, T6S, R71W, 97015307EXP1 Adjustment 1, recorded at Reception No. 2015126843.

Record Owner: Charles J. Howard Jr. Trust dated December 15, 2021 and Leslie F. Howard Trust dated June 27, 2022 by General Warranty Deed recorded at Reception No. 2022067460.

14. APN 61-284-00-012: The W/2 SE/4 SE/4 of Section 28, T6S R71W, excepting portions conveyed in deeds recorded in Book 1044, Page 448, Book 2345, Page 19, and Reception No. 2005053896.

Record Owner: Charles Howard and Leslie Howard by Commissioner's Deed recorded at Reception No. 2021016447.

625366

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN MY OFFICE ON

MAR 8 13 PM '74
2599 240
RECORDED IN
COUNTY CLERK'S OFFICE

625366

103685-8

00 02.00
999385.55
00 02.00

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
Littleton, Colorado

GENERAL RIGHT OF WAY EASEMENT

Tract #41
Conifer-Bailey
44 KV

KNOW ALL MEN BY THESE PRESENTS, that John M. and Jane M. ROGERS

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 2100 West Littleton Boulevard, Littleton, Colorado 80120, and to its successors or assigns, a right of way and easement for the construction and continued operation, maintenance, inspection, repair, alteration and replacement of an electric transmission and/or distribution line or system attached to poles or other supports, together with guys and other attachments, underground cables, wires, conduits, man-holes, splicing boxes, testing terminals located on the surface or underground, and other attachments and incidental equipment and appurtenances upon, over, under and across the following premises belonging to the said grantor(s) situated in the County of Jefferson and State of Colorado, and more particularly described as follows:

Along the approximate center line of existing Intermountain REA power line located in: NW 1/4 SE 1/4 of SE 1/4, Section 28, Township 6 South, Range 71 West.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut, trim and remove trees, brush, overhanging branches, shrubbery and other obstructions located within 13 feet of the centerline of said line or system, or that may interfere with or threaten to endanger the operation, maintenance and repair of said line or system, to place location markers on the surface, on or beyond said right of way and easement for the said underground facilities, to license, permit, or otherwise agree to the joint use or occupancy of the line or system, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; and to open and reclose any fences crossing said right of way and easement or, when agreed to by grantor(s), to install gates and stiles in said fences.

The undersigned agree that all poles, wires and other facilities, installed upon, over, under or across the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

Grantors for themselves, their heirs, executors, administrators, successors and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenant that no structures shall be erected, or combustible material or property shall be permitted on said strip and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

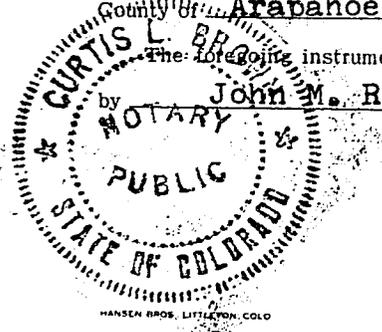
IN WITNESS WHEREOF, the undersigned have set their hands and seals this 7th day of March, 19 74.

In the presence of _____

John M. Rogers
Jane M. Rogers

STATE OF COLORADO)
) ss.
County of Arapahoe)

The foregoing instrument was acknowledged before me this 7th day of March, 19 74 by John M. Rogers and Jane M. Rogers



Witness my hand and official seal.
My Commission expires 7 January 1978
Curtis L. Brown
Notary Public

2599 240

625367

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN HIS OFFICE ON

MAR 13 1974
RECORDED IN
COUNTY CLERK'S OFFICE

625367

103686-8

THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
Littleton, Colorado

00 02.00 2 2 8
999386.56 2 1# CA
00 02.00 2 TL CA
Tract # 42
Conifer-Bailey
44 KV

TRANSMISSION RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Olis C. ROGERS and Gladys M. ROGERS

for a good and valuable consideration, the receipt whereof is hereby acknowledged do hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 2100 West Littleton Boulevard, Littleton, Colorado 80120, and to its successors or assigns, a right of way and easement for the construction and continued operation, maintenance, inspection, repair, alteration and replacement of an electric transmission line or system, attached to poles or other supports, together with guys and other attachments and incidental equipment and appurtenances upon, over and across

the following premises belonging to the said grantor(s) situated in the County of Jefferson and State of Colorado, and more particularly described as follows:

Along the approximate center line of the existing Intermountain REA power line located in: N 1/2 SW 1/4 of SE 1/4, Section 28, Township 6 South,

Range 71 West. - No Additional TREES To be Felled.

Return Land to ORIGINAL CONDITION as PRIOR TO CONSTRUCTION OF NEW LINE TO OUR SATISFACTION.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut, trim and remove trees, brush, overhanging branches, shrubbery and other obstructions located within 2010 feet of the centerline of said line or system, or that may interfere with or threaten to endanger the operation, maintenance, and repair of said line or system, and to open and reclose any fences crossing said right of way and easement, or, when agreed to by grantor(s), to install gates and stiles in said fences.

The undersigned agree that all poles, wires and other facilities, installed upon, over or across the above-described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

Grantors for themselves, their heirs, executors, administrators, successors and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenant that no structure shall be erected, or combustible material or property shall be permitted on said strip and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

None

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 8th day of JANUARY, 1974

Olis C. Rogers
Gladys M. Rogers

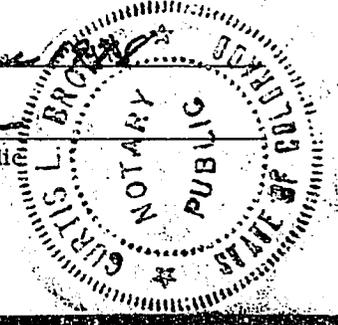
STATE OF COLORADO)
County of ARAPAHOE) ss.

The foregoing instrument was acknowledged before me this 8th day of January, 1974, by Olis C. Rogers and Gladys M. Rogers

Witness my hand and official seal.

My Commission expires 7 Jan 1975

Curtis L. Brown
Notary Public



6 2 5 3 6 9

COUNTY OF JEFFERSON
STATE OF COLORADO
FILED IN NO. OFFICE ON

MAR 8 1 13 PM '74

RECORDED IN 2599 243

COUNTY CLERK & RECORDER

625369

103688-8

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
Littleton, Colorado

00 02.00 CA
999386.58 81# CA
00 02.00 3 TL CA
Tract # 44&45
Conifer-Bailey
44 KV

GENERAL RIGHT OF WAY EASEMENT

KNOW-ALL MEN BY THESE PRESENTS, that Rudolph W. LONG and ~~May LONG~~

_____ for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION, a Colorado Corporation (hereinafter called the "Association"), whose address is 2100 West Littleton Boulevard, Littleton, Colorado 80120, and to its successors or assigns, a right of way and easement for the construction and continued operation, maintenance, inspection, repair, alteration and replacement of an electric transmission and/or distribution line or system attached to poles or other supports, together with guys and other attachments, underground cables, wires, conduits, man-holes, splicing boxes, testing terminals located on the surface or underground, and other attachments and incidental equipment and appurtenances upon, over, under and across the following premises belonging to the said grantor(s) situated in the

County of Jefferson and State of Colorado, and more particularly described as follows:

Along the approximate center line of existing Intermountain REA power lines located in: NW 1/4 NW 1/4 of NE 1/4, and E 1/2 NE 1/4 of NW 1/4, and SW 1/4 NE 1/4 of NW 1/4, all in Section 33, Township 6 South, Range 71 West.

Together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut, trim and remove trees, brush, overhanging branches, shrubbery and other obstructions located within 13 feet of the centerline of said line or system, or that may interfere with or threaten to endanger the operation, maintenance and repair of said line or system, to place location markers on the surface, on or beyond said right of way and easement for the said underground facilities, to license, permit, or otherwise agree to the joint use or occupancy of the line or system, whether overhead or underground, by any other person, association, or corporation for electrification or communication purposes; and to open and reclose any fences crossing said right of way and easement or, when agreed to by grantor(s), to install gates and stiles in said fences.

The undersigned agree that all poles, wires and other facilities, installed upon, over, under or across the above described lands at the Association's expense shall remain the property of the Association, removable at the option of the Association.

Grantors for themselves, their heirs, executors, administrators, successors and assigns, while reserving the right to use said strip of land for all purposes not inconsistent with the rights herein granted to said Association, hereby covenant that no structures shall be erected, or combustible material or property shall be permitted on said strip and that the said strip shall not be used in any manner which will interfere with or damage the facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except the following:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 9th day of February, 19 74.

In the presence of

Rudolph W. Long

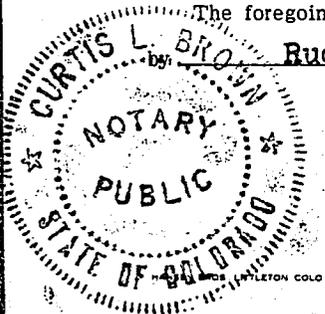
STATE OF COLORADO)
County of Jefferson) ss.

The foregoing instrument was acknowledged before me this 9th day of February, 19 74,
Rudolph W. Long

Witness my hand and official seal.

My Commission expires 7 January 1978

Curtis L. Brown
Notary Public



2599 243

APPENDIX C

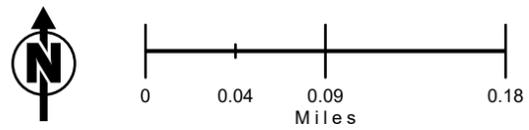
SITE PLAN



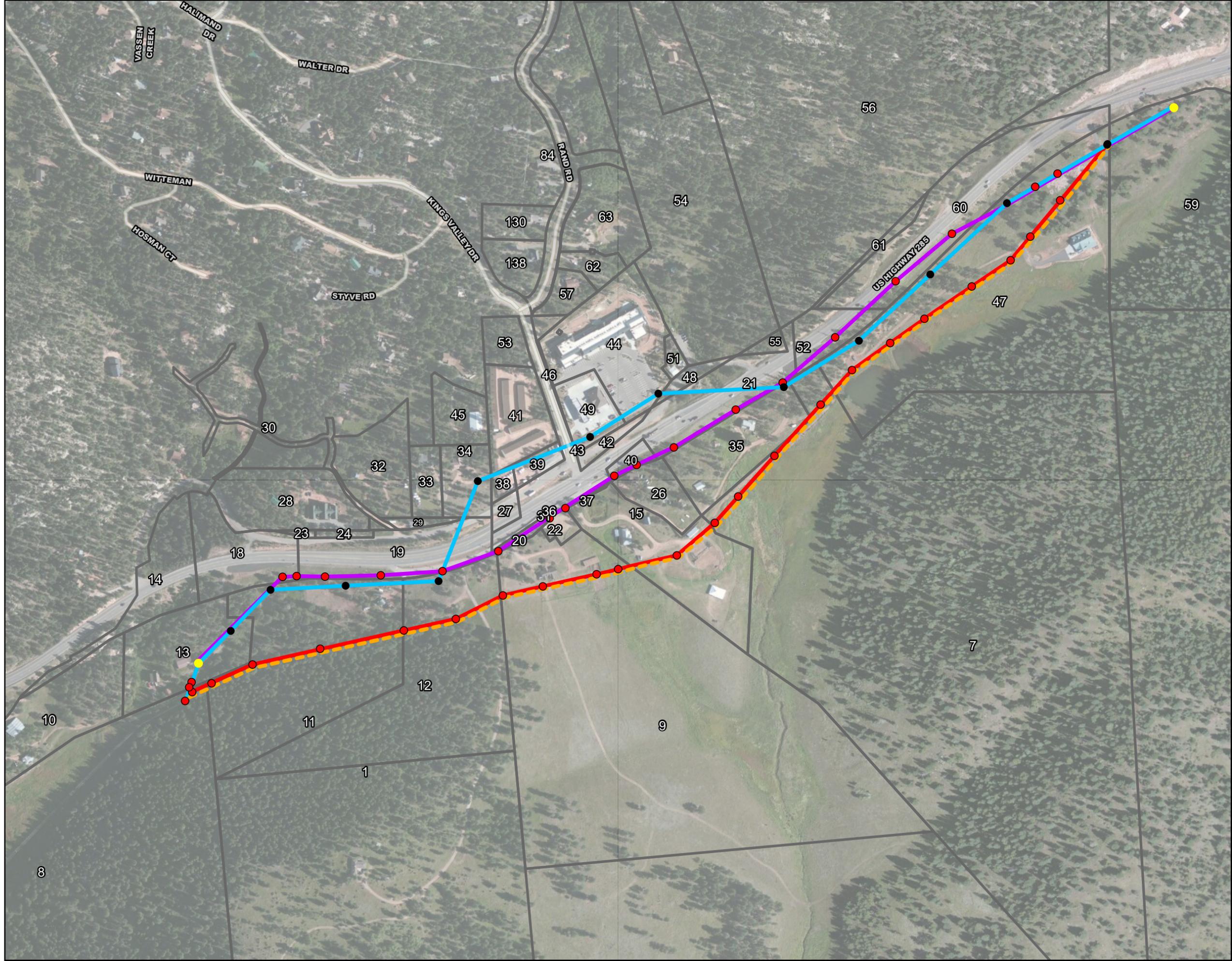
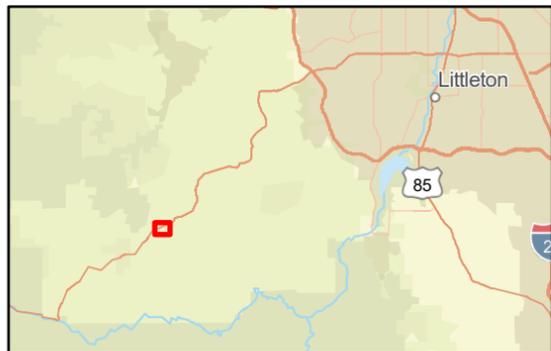
Site Plan Map

Kings Valley Transmission Line
Relocate Project
WO # 24035377
UEI # 24.01891

-  Overhead Transmission Line new location
-  Overhead Transmission Line to be removed/relocated
-  Overhead Distribution Line to be removed/relocated
-  Distribution Line new underground location
-  Transmission and Distribution Poles to be Removed
-  Transmission Poles New Location
-  Existing Transmission Pole to Remain
-  Parcels



Vicinity Map



CORE ELECTRIC COOPERATIVE
Colorado 16 Jefferson
Sedalia, Colorado



CORE MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THESE BASE MAPS AND ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS BASEMAP IS INTENDED TO SERVE ONLY AS A GRAPHIC REPRESENTATION.

Kings Valley Transmission Line Parcel Number Reference Table

Parcel #	County Parcel ID	Owner Name 1	PropertyFullAddress	Parcel #	County Parcel ID	Owner Name 1	PropertyFullAddress
1	61-332-02-003	WAMBOLT GREGORY A	12464 S US HWY 285,US HWY 285,CO,80433	56	61-284-00-010	VELEN LTD	VACANT LAND,CO
7	61-331-01-006	WAMBOLT GREGORY A	30012 HIGH FLIGHT LN,HIGH FLIGHT,CO,80433	57	61-283-10-023	CASBARIAN SHERRY DAUGHAN	30499 RAND RD,RAND,CO,80433
8	61-321-00-012	BUTTERFIELD JAMES M	12754 S US HWY 285,US HWY 285,CO,80433	59	61-284-00-012	HOWARD CHARLES	12134 S US HWY 285,US HWY 285,CO,80433
9	61-332-00-017	WAMBOLT GREGORY A	12434 S US HWY 285,US HWY 285,CO,80433	60	ROW		
10	61-321-00-011	FIFIELD SANDRA M	12614 S US HWY 285,US HWY 285,CO,80433	61	ROW		
11	61-332-02-001	WAMBOLT GREGORY A	12484 S US HWY 285,US HWY 285,CO,80433	62	61-283-10-022	SCULLY BARTHOLOMEW WILLIAM	30509 RAND RD,RAND,CO,80433
12	61-332-02-002	WAMBOLT GREGORY A	12454 S US HWY 285,US HWY 285,CO,80433	63	61-283-10-026	FICK TRUST	30519 RAND RD,RAND,CO,80433
13	61-332-00-012	WILLIAMS JAMES D	12604 S US HWY 285,US HWY 285,CO,80433	84	ROW		/////
14	ROW			130	61-283-09-002	BOSCO, STEPHEN J	30520,RAND,RD,CONIFER,CO,80433
15	61-332-02-004	THOMAS KIMBERLY SUE	12414 S US HWY 285,US HWY 285,CO,80433	138	61-283-09-001	CONNER, JASON	30500,RAND,RD,CONIFER,CO,80433
18	ROW						
19	ROW						
20	ROW						
21	ROW						
22	61-332-00-011	WAMBOLT GREGORY A	12424 S US HWY 285,US HWY 285,CO,80433				
23	ROW						
24	ROW						
26	61-332-00-010	LONG DAVID W	12394 S US HWY 285,US HWY 285,CO,80433				
27	ROW						
28	61-332-01-026	TIMBER RUN WEST LLC	12424 BIG TIMBER DR,BIG TIMBER,CO,80433				
29	61-332-01-015	O SHEA STEVEN P	12395 BEAR HAVEN RD,BEAR HAVEN,CO,80433				
30	ROW						
31	ROW						
32	61-332-01-010	PEREA GWENDOLYN L	12375 BEAR HAVEN RD,BEAR HAVEN,CO,80433				
33	61-332-01-014	DOCHERTY KERRY	12394 BEAR DEN LN,BEAR DEN,CO,80433				
34	61-332-01-013	WILSON CINDA MARIE	12393 BEAR DEN LN,BEAR DEN,CO,80433				
35	61-332-00-009	WAMBOLT GREGORY A	12354 S US HWY 285,US HWY 285,CO,80433				
36	ROW						
37	ROW						
38	61-332-00-007	LONG DAVID	VACANT LAND,CO				
39	61-332-00-008	LONG DAVID W	12425 S US HWY 285,US HWY 285,CO,80433				
40	ROW						
41	61-332-00-006	EVEREST KVS LLC	30404 KINGS VALLEY DR,KINGS VALLEY,CO,80433				
42	ROW						
43	ROW						
44	61-332-03-001	AMERICAN PROPERTIES INVESTMENT LLC	30403 KINGS VALLEY DR,KINGS VALLEY,CO,80433				
45	61-332-01-012	ROBERT G FREDRICKSON LIVING TRUST	12363 BEAR DEN LN,BEAR DEN,CO,80433				
46	ROW						
47	61-331-01-005	CHARLES J HOWARD JR TRUST	29702 HIGH FLIGHT LN,HIGH FLIGHT,CO,80433				
48	ROW						
49	61-332-03-002	AMERICAN PROPERTIES INVESTMENT LLC	30393 KINGS VALLEY DR CONIFER CO 80433				
51	61-332-00-001	MOUNTAIN WATER & SANITATION DISTRICT	12365 S US HWY 285,US HWY 285,CO,80433				
52	ROW						
53	61-332-00-004	EVEREST KVS LLC	30414 KINGS VALLEY DR,KINGS VALLEY,CO,80433				
54	61-283-00-003	BOWDEN ROBERT D	12325 US HWY 285,US HWY 285,CO,80433				
55	ROW						

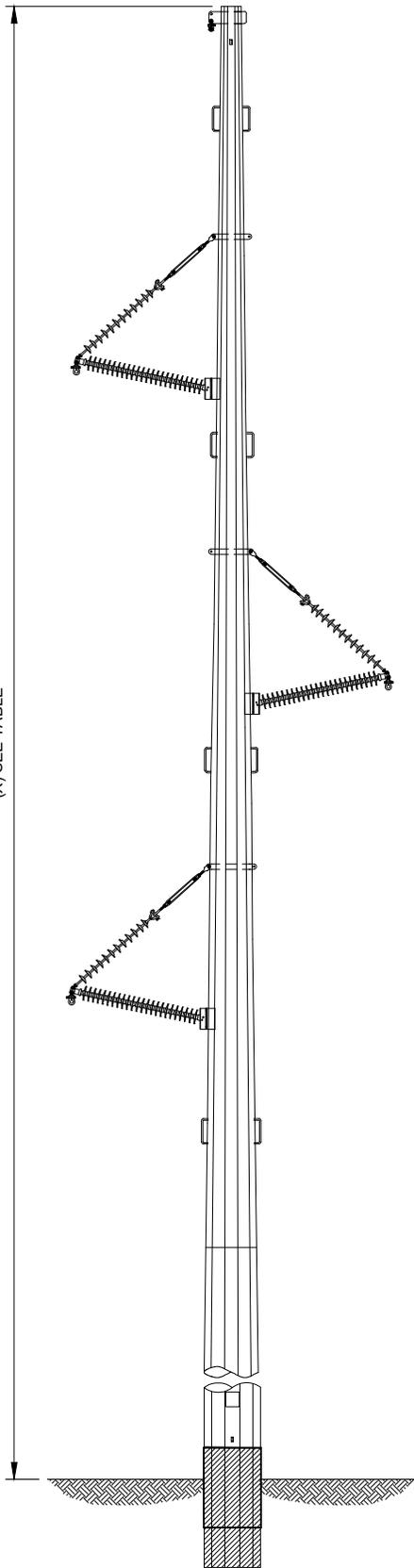
APPENDIX D

ARCHITECTURAL ELEVATIONS



\\uel.com\huelig\$Projects\2024\24.01891\Transmission\Permit-Structure Drawings\STR TAN-01.dwg

(X) SEE TABLE



NOT FOR
CONSTRUCTION

WIRE DATA
OPGW: DNO-4168
115KV: 795 KCMIL "DRAKE" ACSS

STR #	HEIGHT (X)
42	75'-0"
44	125'-0"
50	125'-0"
51	120'-0"
53	85'-0"

NO	REVISIONS	DSGN	CHKD	APVD	DATE
A	ISSUED FOR PERMITTING	OA	HWD	HWD	01-27-2025



DRAWN OA
DESIGNED OA
CHECKED HWD
APPROVED HWD
PROJ CODE 24.01891
DATE 01-27-25

**KINGS VALLEY
TRANSMISSION LINE
RELOCATE
STEEL TANGENT STR**

SCALE NONE	DRAWING NUMBER STR TAN-01	REV A
---------------	-------------------------------------	----------

1

2

3

4

5

APPENDIX E

FIRE PROTECTION PROOF





ELK CREEK FIRE PROTECTION DISTRICT

11993 Blackfoot Road P.O. Box 607 Conifer, CO 80433

December 19, 2024

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Suite 3550
Golden, Colorado 80419-3550

RE: CORE Electric Transmission Line Relocation

To Whom It May Concern:

CORE Electric is requesting a proof of fire protection letter to relocate transmission lines around the intersection of Kings Valley Drive and US Highway 285. On behalf of the Elk Creek Fire Protection District, I have the following comments regarding the above listed project:

1. The project area is within the boundaries of the Elk Creek Fire Protection District. The Elk Creek Fire Protection District will provide emergency services to this area to the best of their ability.
2. CORE has an extensive fire mitigation program that will be implemented.
3. Elk Creek Fire does not have any additional requirements for this project.
4. These comments are based on currently available information. If plans or conditions change in the future, there may be additional requirements.

Please contact me by email at rush@elkcreekfire.org if I can be of further assistance.

Sincerely,

Rachel Rush
Fire Marshal
Elk Creek Fire Protection District

APPENDIX F

PHOTO SIMULATIONS





1

CORE – KINGS VALLEY
EXISTING

Camera is positioned at eye level, pointed East.

MARCH 07, 25



1

CORE – KINGS VALLEY
PROPOSED

Camera is positioned at eye level, pointed East.

MARCH 07, 25



2

CORE – KINGS VALLEY
EXISTING

Camera is positioned at eye level, pointed South.

MARCH 07, 25



2

CORE – KINGS VALLEY
PROPOSED

Camera is positioned at eye level, pointed South.

MARCH 07, 25



3

CORE – KINGS VALLEY
EXISTING

Camera is positioned at eye level, pointed West.

MARCH 07, 25



3

CORE – KINGS VALLEY
PROPOSED

Camera is positioned at eye level, pointed West.

MARCH 07, 25

APPENDIX G

ENVIRONMENTAL QUESTIONNAIRE/ASSESSMENT



Environmental Health Services Division 645 Parfet Street, Lakewood, CO 80215
(303) 232-6301 FAX (303) 271-5760 jeffco.us/public-health

Environmental Questionnaire and Disclosure

USE THIS PACKET TO PROVIDE INFORMATION REGARDING THE PAST AND CURRENT ENVIRONMENTAL CONDITIONS ON YOUR PROPERTY AS PART OF THE LAND DEVELOPMENT PROCESS.

PURPOSE

To identify recognized environmental conditions that pose a threat to human health and/or the environment. To prevent the County from acquiring contaminated land and/or environmental liability.

BACKGROUND

Jefferson County Public Health requires an Environmental Question and Disclosure Statement for all Zoning Resolution and Land Development Regulation cases or any action that has the potential to transfer or dedicate land to the County.

This form is the initial step in that process. In it you will be asked to provide specific and detailed information concerning any past or current activities that may have resulted in negative environmental impacts. It will often require some research by you to determine what these activities may have been. It also requires you to submit citations, surveys, analyses and test results, remediation reports and other documents that may have been generated relating to these activities. To avoid delays, please be sure that your submittal is thorough and accurate.

After evaluating this information and other resources that the Department has available, the Department will make recommendations regarding the need (if any) for further environmental assessments, which may include the preparation of a Phase I Environmental Site Assessment. Subsequent assessments and possibly even remediation may also be required if environmental contamination is found.

INSTRUCTIONS

See page 1 for instructions to completing this form. This form has five (5) pages. Attach additional pages if necessary to completely respond to the questions.

FEE: There is no fee for processing this document.

PROCESSING TIME

Please allow 7-10 business days for review of this form. Incomplete or missing documents will delay this process.

The contact person shown on this application must be able to answer questions concerning information reported on this form or on any attached documents. Please provide a phone number where they can be reached during normal working hours (M-F 8:00am – 5:00pm).

DEPARTMENT CONTACT: Tracy Volkman (303) 271-5763
tvolkman@jeffco.us

REVISED 5/14/2018

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

NAME OF PROJECT: 24035380 Kings Valley Transmission Line Relocate

CONTACT PERSON: Derek Holscher PH 720-873-5876

PROPERTY LOCATION: US Highway 285 mile marker 553 to 597

On this property, do any of the following conditions exist, or have any of the following conditions existed at any time in the past?

SECTION	CONDITION	NO	YES
A	Placement of earthen fill from an outside source, operation of a solid waste disposal site or landfill, whether private or commercial, legal or illegal	X	
B	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	X	
C	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
D	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage	X	
E	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
F	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
G	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	X	
H	Radiation hazards such as radiation from uranium mine and mill tailings, nuclear reactors, and/or the processing, handling, disposal and/or deposition of radioactive materials.	X	

If you answered "NO" to ALL of the above, please sign below in the presence of a NOTARY PUBLIC and return this page only to the Department.

If you answered "YES" to ANY of the above, please complete Parts I and II on page 2 AND complete any SECTION on pages 3-5 to which you responded "YES" above. Then sign below in the presence of a NOTARY PUBLIC and return the entire packet (pages 1-5) to the Department.

As the present owner of the Property or as an officer or a general partner of the present owner of the Property (or duly authorized representative of such owner), I am familiar with all of the operations presently conducted on the Property. I have made a diligent inquiry into the former uses of the property; and hereby certify to and for the benefit of Jefferson County that to the best of my knowledge and belief the information disclosed on or attached to this form is true and correct.

NAME: [Signature] DATE: 2/10/2025

State of Colorado)
County of Douglas) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 10 day of Feb, 2025, by Brooks Kaufman

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/18/28

ELIZABETH S FOX
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104009575
MY COMMISSION EXPIRES MARCH 18, 2028

PART I - NOTICES, COMPLAINTS AND REPORTS

- **Attach** copies of all written governmental environmental reports, citations or complaints regarding this property that are in your possession or control.
- **Attach** copies of all non-governmental environmental reports regarding this property in your possession or control, except to the extent limited by confidentiality restrictions. For each such report so labeled confidential, state the name of the person or entity who rendered such report and the date thereof.

PART II - CURRENT/FORMER USES OF THE PROPERTY FOR THE PREVIOUS 60 YEARS

Name of current and former owner(s) – attach additional pages if necessary:

Description of current use(s) of the Property (provide name(s) of current occupant(s) and date(s) of occupancy) – attach additional pages if necessary:

Date of completion of original construction and any substantial renovations (including tenant improvements) – attach additional pages if necessary:

Description of previous use(s) of the Property– attach additional pages if necessary:

Description of uses of adjacent properties – attach additional pages if necessary:

CONTINUE ONLY IF YOU ANSWERED “YES” TO ANY QUESTION IN THE TABLE ON Pg 1

A

If you answered YES to Section A (Waste Disposal) on Page 1, complete the following (attach additional pages for your response, if needed):

Page
3 of 5
FORM 6000

1. Has any fill material been placed on the site? **NO ()** **YES ()**

If YES, describe the fill (source, characteristics and chemicals lists and material safety data sheets for those chemicals, if contained in the fill material).

2. Have any liquid wastes (other than waste water described in part F) and solid wastes been generated at the Property or currently located on the Property.

NO () **YES ()**

If YES, describe those liquid and solid wastes and the manner in which they were generated at the Property are how they have been disposed.

3. Has the Property ever been used for disposal of any liquid or solid waste?

NO () **YES ()**

If YES, describe the location of all disposal sites, the type of wastes disposed of at each site, the results of any soil or groundwater samples taken in the vicinity of each site and the manner in which each site not presently in use was closed.

4. Have landfills, evaporation or storage pits, ponds, lagoons or surface impoundments ever been located on the Property?

NO () **YES ()**

If YES, describe the location of all units, the type of wastes placed in each, the results of any soil or groundwater samples taken in the vicinity of each and the manner in which each not presently in use was closed.

5. Have wastewater treatment facilities, such as acid neutralization units, been located on (or are currently located on) the Property?

NO () **YES ()**

If YES, describe the location of all facilities, the type of wastes treated in each facility, the results of any soil or groundwater samples taken in the vicinity of each facility and the manner in which each facility not presently in use was closed.

6. Are there raw chemical or waste chemical storage areas on the Property?

NO () **YES ()**

If YES, describe the location of all such areas, the type of products or wastes stored in each area, the amount of products or wastes stored in each area, the results of any soil or groundwater samples taken in the vicinity of each area and the manner in which each area not presently in use was closed.

7. Attach copies of any waste disposal permits or licenses pertaining to operations on the Property.

B

If you answered YES to Section B on Page 1 (Asbestos), please complete the following (attach additional pages for your response if necessary):

1. Is there or has there been asbestos in any of the construction materials contained in the building(s)? **NO () YES ()**
If YES, has it been removed? NO () YES ()
If YES, when and by whom? _____
2. Was a survey conducted to assess the type, amount, location and condition of asbestos? **NO () YES ()**
If YES, attach a copy of any survey report.
3. Have asbestos air samples been taken? **NO () YES ()**
If YES, attach a copy of the results

C

If you answered YES to Section C on Page 1 (electrical equipment or transformers), please complete the following (attach additional pages for your response if necessary):

1. Have polychlorinated biphenyls ("PCBs") been used in electrical transformers, capacitors or other equipment at the Property? **NO () YES ()**
If YES, describe the use and quantity of PCBs used on the Property.

D

If you answered YES to Section D on Page 1 (above or underground storage tanks), please complete the following (attach additional pages for your response if necessary):

1. Are there (or have there been) any above-ground or underground gasoline, diesel, fuel oil, waste or other chemical storage tanks on the Property? **NO () YES ()**
If YES, describe location of tanks, substances stored and capacity of tank(s).
2. Have the tanks been inspected or tested for leakage? **NO () YES ()**
If YES, provide the most recent test and results
3. Are the tanks registered? **NO () YES ()**
If YES, provide registration numbers.
4. Are any other wastes or chemicals stored on the Property in drums or other containers? **NO () YES ()**
If YES, describe the location, substances, quantities stored and types of containers.
5. Have there been any spills, leaks or other releases of wastes or chemicals on the Property? **NO () YES ()**
If YES, describe the location of the substances and quantities released, any cleanup measures taken and the results of any soil or groundwater samples performed to detect the presence of the chemicals spilled, leaked or released on the Property.
6. Attach copies of any permits, licenses, and registration materials pertaining to the use, storage, handling or disposal of wastes, chemicals and underground storage tanks on the Property.

E

If you answered YES to Section E on Page 1 (herbicides and pesticides), please complete the following (attach additional pages for your response if necessary):

1. Have pesticides, herbicides or other agricultural chemicals been applied to the Property?
NO () YES ()

If YES, describe the locations where such pesticides, herbicides or chemicals were applied, the type of pesticides, herbicides or chemicals applied in each area and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals used at the site.

2. Have pesticides, herbicides or other agricultural chemicals been stored, mixed, formulated, rinsed or disposed of on the Property?
NO () YES ()

If YES, describe the locations where such pesticides, herbicides or chemicals were stored, mixed, formulated, rinsed or disposed of, the type of pesticides, herbicides or chemicals stored, mixed, formulated or disposed of at each location; and the results of any soil or groundwater analyses performed to detect pesticides, herbicides or chemicals stored, mixed, formulated, rinsed or disposed of at the site.

3. Has creosote been used on the property or have creosote coated materials such as railroad ties and telephone poles been stored on the property?
NO () YES ()

If YES, describe the locations where creosote has been used or creosote-containing materials have been stored, and the results of any soil or groundwater analyses performed to detect the present of creosote.

F

If you answered YES to Section F on Page 1 (hazardous or dangerous materials), please complete the following (attach additional pages for your response if necessary):

1. Are any hazardous chemicals or dangerous released at the Property?
NO () YES ()

If YES, provide copies of all toxic chemical release forms, inventory forms and material safety data sheets for those chemicals.

G

If you answered YES to Section G on Page 1 (hazardous ordinance and explosives), please complete the following (attach additional pages for your response if necessary):

1. Are there or have there been explosives, dynamite blasting caps, unexploded ordinance (bullets and bombs) stored or used on the property?
NO () YES ()

If YES, provide information regarding the type, amount, location and use of such agents.

H

If you answered YES to Section H on Page 1 (radiation hazards), please complete the following (attach additional pages for your response if necessary):

2. Are there or have there been radiation hazards such as uranium mill tailings, nuclear reactors, processing, handling, disposal and/or deposition of radioactive materials on the property?
NO () YES ()

If YES, provide information regarding the type, amount, location and use of these radiation materials and an evaluation of the public health impact related to the radiation hazards associated with these materials.

REFERRAL COMMENTS

From: Varner - CDOT, Jessica <jessica.varner@state.co.us>
Sent: Friday, July 18, 2025 9:11 AM
To: Reid Powers
Cc: Steven Loeffler - CDOT; Aaron Eyl - CDOT
Subject: --{EXTERNAL}-- 25-115493 CORE Electric L&E

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Good morning Reid,

CDOT has reviewed the referral for the CORE Electric L&E (25-115493) proposed project and have the following comment:

- Any utility work in the US 285 Right of Way will require a utility permit from our office. Application is made online at the following link: [https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F \[socgov.my.site.com\]](https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F[socgov.my.site.com])

Thank you for the opportunity to review this referral.

--

Thank you,

Jessica Varner
Permits Unit- Region 1



P 720.541.0441 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
Jessica.varner@state.co.us | www.codot.gov | www.cotrip.org

MEMO

TO: Reid Powers
 Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
 Jefferson County Environmental Health Services Division

DATE: July 21, 2025

SUBJECT: Case #25-115493 SA
 Core Electric L&E
 Jackie Smith
 12134 S Us Hwy 285

Jefferson County Public Health (JCPH) can support this site approval proposal with the condition that all existing onsite wastewater treatment systems (OWTS) for the properties involved in this project are located prior to digging and burying the power lines. JCPH has property records on most systems to assist the applicant in locating the OWTS upon request. For those homes with no records, the applicant will need to hire a professional to locate the OWTS components to avoid impacting the existing OWTS.

PROPOSAL

To place existing power lines underground and to add new power lines and poles along HWY 285

COMMENTS

Jefferson County Public Health (JCPH) has reviewed the documents submitted by the applicant for this location and extent process and has the following comments:

The applicant must submit the following documents or take the following actions prior to a ruling on the proposed site approval case for this property. NOTE: Items marked with a “✓” indicate that the document has been submitted or action has been taken. **Please read entire document for requirements and information. Please note additional documentation may be required. Failure to provide required documentation may delay the planning process.**

LOCATION AND EXTENT REQUIREMENTS (Private Wells or Public Water & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	07/16/2025	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

ONSITE WASTEWATER TREATMENT SYSTEMS

JCPH has some concerns that some of the existing onsite wastewater treatment systems may be affected with this project when reviewing the site plan. As such the applicant must

locate all the existing OWTS for each home involved in the project prior to burying the power lines to prevent the existing OWTS components from being impacted.

The applicant can request JCPH records for the homes involved in this project. For the homes with no records, the applicant will need to hire a professional to locate all OWTS components to ensure the OWTS involved will not be impacted.

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.