

**New Castle Town Council Regular Meeting
Tuesday, April 21, 2026, 7:00 PM**

Call to Order

Mayor Art Riddile called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call

Councilor Mariscal
Councilor Carey
Councilor Hazelton
Mayor A. Riddile
Councilor Copeland
Councilor Leland
Councilor G Riddile

Absent none

Also present at the meeting were Town Clerk Mindy Andis, Administrator Dave Reynolds, Attorney Haley Carmer, Town Planner Paul Smith, and members of the public.

Meeting Notice

Clerk Andis verified that her office gave notice of the meeting in accordance with Resolution TC 2026-1.

Conflicts of Interest

There were no conflicts of interest

Agenda Changes

There were no agenda changes

Citizen Comments on Items not on the Agenda

There were no Citizen Comments

Consultant Reports

Consultant Attorney – present for agenda items
Consultant Engineer – not present

Items for Consideration

Consider Ordinance TC-2026-03 – Creating Chapter 10.28 of Town Code Concerning Electric Assisted Bicycles (2nd reading)

Administrator Reynolds said based on previous town council meetings, and following

Town Council Meeting
Tuesday, April 21, 2026

town council recommendations, staff and our town attorneys have drafted Ordinance TC 2026-3 which creates Municipal Code Section 10.28 addressing areas of concern related to the use of E-Bikes within town limits. During a regular town council meeting on April 7, 2026, town council voted for the approval of TC 2026-3 on first reading. Council's suggested that prior to second reading the town attorney add a sentence which clarifies that the town will adopt by reference any future state regulations which further define e-bike use.

Public Hearing – Opened 7:03pm

Coal Ridge High Student and New Castle resident said he rides an e-bike and is asking town council not to take away his e-bike because it gets him outside and away from screens. He said he is working and spending time with his friends outside. He said him and his friends will be starting a business, and the e-bike will help him and his friends get equipment around town for different jobs. He said he does understand that safety matters and people should respect the laws. High School Student said he hopes the town council doesn't make a decision based on a few bad examples of e-bike riders and punish everyone. He said the e-bike helps him to be independent, to stay active and work hard. He said the focus needs to be on education, safety, and actability on the restrictions. Chief Curry said he would like to make it understood that the police department is not here to take away anybody e-bikes and will not be restricting beyond what the State of Colorado has already restricted. The idea of ordinance is to focus on the health and safety of the community. The focus is on helmets, speed limits and dismount zones in the downtown. The class 3 e-bike is already restricted by the State of Colorado for kids under the age of 16. Chief Curry said primarily the ordinance is based on the interaction on trails.

Cory Toposki New Castle resident, asked about the class 2 e-bike and what the rules are. Chief Curry said there is no restrictions for kids for class 1 & 2 e-bikes. He said Class 1 is treated the same as regular bike. Class 2 has a little bit of restrictions on the bike trails but are allowed completely on the multi-use paths. He said the downtown sidewalks are restricted for the e-bikes but can use the bike lane. Mr. Toposki asked if class 3 e-bike be allowed in the downtown area. Chief Curry said yes on the e-bike lane. Mr. Toposki asked if ID's will be required for the class 3 e-bikes. Chief Curry said in 2027 the labeling on the e-bikes will go into effect. Mayor A. Riddile said the ordinance also applies to electric scooters.

Public Hearing – Closed 7:13pm

MOTION: Councilor Leland made a motion to approve Ordinance TC-2026-03 – Creating Chapter 10.28 of Town Code Concerning Electric Assisted Bicycles (2nd

reading). **Mayor A. Riddile seconded the motion, and it passed on a roll call vote. Councilor Leland: yes; Councilor Mariscal: yes; Mayor A. Riddile: yes; Councilor Copeland: yes; Councilor Carey: yes; Councilor Hazelton: yes; Councilor G. Riddile: yes**

Unswearing in – Mayor A. Riddile and Councilor Bruce Leland

Clerk Andis gave the unswearing Oaths to Mayor A. Riddile and Councilor Leland.

Oaths of Office - Mayor Grady Hazelton, Councilor Brandy Copeland, Councilor Caitlin Carey and Councilor Emily Sampley

Clerk Andis swore in the newly elected mayor and members of the council: Mayor Grady Hazelton; Councilor Brandy Copeland, Councilor Caitlin Carey and Councilor Emily Sampley.

Roll Call

Present Councilor Mariscal
 Councilor Carey
 Mayor Hazelton
 Councilor Copeland
 Councilor Sampley
 Councilor G Riddile

Absent None

Conflicts of Interest

There were no conflicts of interest

Agenda Changes

There were no agenda changes

Proclamation Honoring Former Mayor Art Riddile

Councilor Riddile read the proclamation into the record honoring Mayor A. Riddile for his years of service to the community.

Proclamation Honoring Former Councilor Bruce Leland

Councilor Carey read the proclamation into the record honoring Councilor Bruce Leland for his years of service to the community.

Proclamation Recognizing Arbor Day

Councilor Copeland read the proclamation into the record declaring April 24, 2026, as Arbor Day in the Town of New Castle.

Consider Resolution TC2026-11 A Resolution of the New Castle Town Council

Recommending Approval of a Conditional Use Permit for an Electrical Substation in the Industrial Zone District.

Planner Paul Smith reviewed his staff report with the council (**Exhibit A**).

Planner Smith said Xcel Energy to looking at the substation replacement on County Road 335 just east of Apple Tree Mobile Home Park. He said the current substation has reached its life expectancy. Planner Smith said the replacement substation is too large to fit in the current location. Excel does own property across the road and down from the current substation. The property is within the Town of New Castle town limits and would be able to fit a modern substation on the property.

I. Background:

The Applicant proposes a new electrical substation at 6385 CR 335 to replace an existing substation approximately 0.4 miles west on CR 335 in Garfield County. The existing substation has reached the end of its service life and therefore warrants replacement. However, due to the size limitations of the current lot and complications with its topography, relocating the facility was deemed necessary. The current substation will be demolished and the land reclaimed.

The project is comprised of equipment enclosures, transformers, various transmission towers/lines, and fencing. The grade within the property will be raised from 2ft to 4ft in order to mitigate flood risk. Two new driveways will be installed to improve access. A 10' screened security fence on top of a retaining wall will surround the property.

The proposed substation is eligible for conditional use review because it is not listed as a permitted or prohibited use under Section 17.52.050. On March 25th, 2026, the Planning Commission (P&Z) held a public hearing approving resolution PZ 2026-3 found in the packet. In accordance with the procedures set forth in Municipal Code Chapter 16.08.040. Within sixty (60) days from the date of the Planning Commission's written decision on an application, or within such time as is mutually agreed by the Town Council and the applicant, the Town Council shall approve the application, with or without conditions, or deny the application.:

- 1) Approve the CUP unconditionally;*
- 2) Approve the CUP with conditions;*
- 3) Deny the CUP.*

II Application Materials:

The purpose of this conditional use review is to determine if the nature of the proposed use is appropriate to the location and character of the New Castle Industrial Zone.

1) Site Plan:

a. *Adjacent land uses and location of adjacent structures;*

Adjacent land uses include mini-storage (Royal construction yard, Gabossi Storage, C'Mon-Back Storage), low hazard industrial (National Propane, NAP distributing, Bramco Bld.), factory uses (VR Cabinetry Chop, Granite Shop), business (All Dogs and Cats), and Town open space adjacent to the Colorado River.

b. *Boundary and size of lot;*

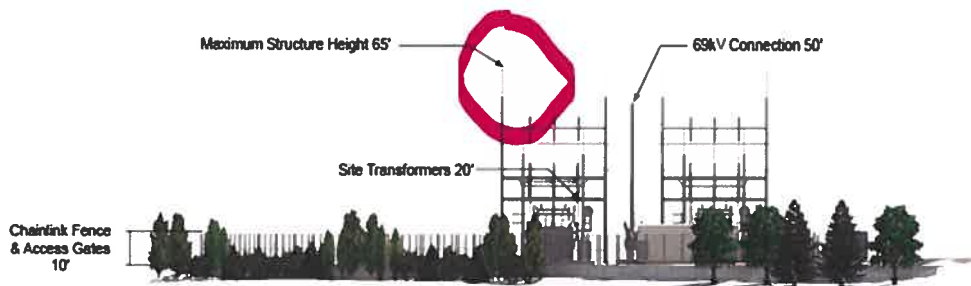
The project spans 2.478 acres. The Industrial zone does not regulate for lot coverage or required open space.

c. *Building location, height and setbacks;*

Permitted setbacks are as follows:

- a) Front – 25ft*
- b) Rear – 10ft*
- c) Side – 5ft*

Per the site plan, all utility infrastructure demonstrate conformance with the allowed setbacks. Section 17.52.090 limits a structure's wall height to no more than 30'. However, section 17.04.050 of the code exempts "poles, lines, cables, or other transmission or other distribution facilities of public utilities" from this provision. The application indicates a maximum structure height of 65'.



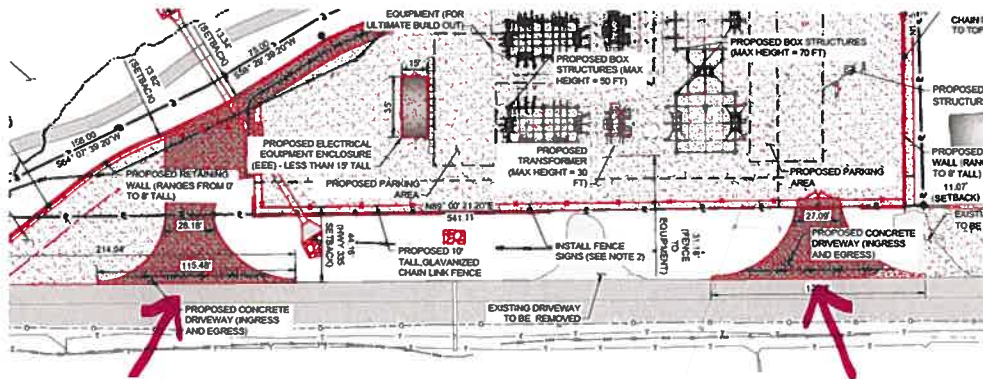
d. *Off-street parking and loading areas;*

Two access driveways connecting County Road 335 will allow for pass-thru ingress and egress. The site plan projects 12-15 parking spaces available for maintenance workers. The traffic impact analysis concludes that future operations will function at acceptable levels with the current alignment

of CR 335 and proposed driveways, so no additional turn lanes or accel/decel lanes should be necessary. During construction, traffic control will be provided as necessary for staging and road tie-ins. A construction management plan will be submitted prior to permitting.

e. Points of ingress and egress;

The project proposes two driveways, one at either end of the property.



f. Service and refuse areas;

Need for regular trash service is not anticipated.

g. Signs and exterior lighting;

Signage renderings were not provided in the packet. However, all signage shall comply with the sign code. Temporary traffic control signs along CR 335 can be expected during the replacement process. Traffic control plans are subject to a ROW permit as regulated by the Public Works Department.

Exterior lighting is currently proposed as flood lighting. As a condition of approval, all exterior lighting shall conform to dark-sky standards and shall always be shut off other than for emergencies or maintenance. Otherwise, exterior lighting shall comply with section C405.2.7 of the energy code. C405.2.7 includes provisions for sensors, timers, and lighting reduction as necessary.

h. Fencing, landscaping and screening;

The Applicant proposes mesh wire fencing in the immediate vicinity of the facility. Moreover, the proposal will be subject to section 17.52.060 for the industrial zone. The perimeter shall be screened with:

"trees and shrubs on at least twenty-five (25) percent of their private property lines in compliance with Chapter

12.20, and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit.”

Because of the structure’s considerable height and visual impacts to properties both adjacent and further towards the north, Staff and the Applicant have collaborated to expand the screening to the greatest extent possible. Other than the north property lines, additional trees have been introduced to attenuate visual impacts to users of the bike path and onlookers from New Castle’s downtown area. As explained to P&Z the grade along the north property line (adjacent to CR 335) was inhospitable to additional landscaping.

The placement of a modest landscape berm along the bike path to obscure the up to 8’ high retaining wall along the bike path has been discussed. Even with all recommendations implemented, the screening methods above will obscure the facility only partially.



i. Compliance with performance standards;

Performance Standards are a commitment from the Applicant to minimize potential nuisances. The Applicant has signed the commitment letter. The proposal does not expect to exceed the Town’s noise statutes at 80dB, but will consider dark-sky compliant lighting.

j. Anticipated utility requirements;

Town services (i.e. water and sewer) are not provided to the property. However, the proposal creates no additional demands for water and sewer than already exist.

k. *The Applicant provided an anticipated schedule of development:*

Table 2: Anticipated Project Schedule

Activity	Timeline
Permanent Improvements	Summer 2026
Construction Material Delivery	Summer 2026
Vegetation Management	Summer 2026
Construction of Substation	Summer 2026
Construction of Transmission Interconnect	Spring 2027
In Service	Summer 2027
Restoration	Summer 2027
Decommissioning of New Castle Substation	Summer 2027 (after in service)

III Approval Criteria:

A decision on a conditional use application shall be made based on the following criteria:

1) *Is eligible for conditional review under § 17.72.040;*

Staff Comment – *The application is eligible for conditional review subject to sections 17.84.070 & 17.84.080 as discussed above.*

2) *Is generally compatible with adjacent land uses;*

Staff Comment – *While a substation may agree with perceptions about industrial uses, the Town also considers the level of impact of a proposed use on current surrounding uses. In this case, uses such as warehousing, construction storage, propane storage, and the Town’s wastewater treatment plant are ostensibly consistent with a utility facility. Though the Town’s open space parcel along the Colorado River is arguably less consistent, the open space has bordered the industrial district since its origin. Nevertheless, Town code enlists substantial screening efforts to moderate the visual impacts of industrial operations. As discussed elsewhere, the Applicant intends to provide ample screening to this end.*

3) *Meets all requirements of § 17.84.020, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;*

Staff Comment – *The application demonstrates compliance with Section 17.84.020 as overviewed in Section II above. Adverse impacts are also*

discussed above. The provided traffic analysis suggests little impact to traffic flow as a result of the new substation.

4) *Is consistent with the comprehensive plan and*

Staff Comment – *The Comprehensive Plan (see Goal POST & Goal EN policies pages 59ff & 65ff) places a premium on the preservation of the natural environment not only for the protection of surrounding ecosystems, but also for its aesthetic value to residents. The applicant has prepared floodplain, grading, and watershed analyses as part of their building permit application. The site will be raised to mitigate the 100 year floodplain, otherwise no adverse effects are projected.*

Viewsheds towards the south are expected to be influenced by the overall height and design of the facility. Therefore, Staff and the Applicant have worked jointly to offer intentional screening solutions such as berms, trees/shrubs, decorative retaining features, and mesh wire fencing to preserve these viewsheds to the greatest extent possible.

5) *The Town has the capacity to serve the proposed use with water, sewer, and fire and police protection.*

Staff Comment – *The replacement project is not expected to have any new impacts on water, sewer, fire or police protection.*

IV Staff Recommendations:

Staff recommends approval of Resolution 2026-11 with the following conditions:

1. *No construction shall begin until a conditional use certificate has been issued by the Town Planner subject to Section 17.84.040.*
2. *Prior to issuance of the conditional use certificate, the Applicant shall demonstrate conformance with any recommendations provided by the town engineer, town attorney, and/or fire district.*
3. *Prior to the issuance of a conditional use certificate, a construction management plan shall be provided for review and approval by town staff. A construction management plan shall include, but is not limited to, identification of best management practices (BMPs), the identification of off-site storage & delivery locations, refuse management, and bathroom locations.*
4. *The Applicant shall conduct a pre-construction meeting with Town staff and relevant agencies at least 14 days prior to the beginning of construction.*

5. *The Applicant shall apply for any right-of-way permits through the Town's Public Works Department.*
6. *The approved constructions drawings shall demonstrate conformance with the landscaping, screening, retaining wall, and berm designs provided in the application.*
7. *Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all county licensing requirements. Specifically, the approved construction drawings shall demonstrate that any ambient lighting complies with the 2021 International Energy Conservation Code for exterior lighting, section C405.2.7. Exterior safety or emergency lighting that will only be illuminated during emergencies does not need to comply with said requirement.*
8. *All exterior lighting shall be dark-sky compliant per the New Castle Comprehensive Plan.*
9. *No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.*
10. *In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.*
11. *All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the Applicant.*
12. *The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.*

V. Application Exhibits:

- A. *Application and Applicant Packet*
- B. *Town Engineer Referral – Jeff Simonson*
- C. *Signed Performance Standards*

Planner Smith reviewed the conditions in the resolution with council. He said conditions in the resolution are standard for the Town of New Castle except for conditions:

F. The approved constructions drawings shall demonstrate conformance with the landscaping, screening, retaining wall, and berm designs provided in the Application;

G. Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all county licensing requirements. Specifically, the approved construction drawings shall demonstrate that any ambient lighting complies with the 2021 International Energy Conservation Code for exterior lighting, section C405.2.7. Exterior safety or emergency lighting that will only be illuminated during emergencies does not need to comply with said requirement;

H. All exterior lighting shall be dark-sky compliant per the New Castle Comprehensive Plan.

Xcel Energy Representative Cory Miller reviewed his slide show presentation with the council **(Exhibit B)**.

Mr. Miller said since the current substation has received its end of useful operation life, and it is unsuitable for expansion in the current location. For safety purposes the facilities often have revised standards by the National Safety Code. The equipment and technology that is utilized changes and the existing property the current substation is on is undersized for a modern substation. The new substation location property size is approximately two acres. He said the substation does provide all power to the Town of New Castle as well as the new substation if construction. If, the new substation is constructed it would significantly reduce power quality issues that the town may be experiencing. The property would need to be graded to create a flat surface for the equipment to sit on. Due to the presence of the floodplain, however, the base elevation would need to be raised approximately three feet. To help with the drainage of soils the applicant would construct a retention pond on the north end of the substation as well as drainage outfall pipes which would be underground. For security reasons a security fence will be constructed which would wrap around the equipment. Mr. Miller said on the site plan **(Exhibit C)**, the middle yellow box is the proposed location of the replacement transformer. The yellow box to the left (east) of the transformer is the box structure which would be most visible and 65-70 feet tall. Most of the height includes the static mass, the actual framing element. The boxes are approximately 50 feet in total height. The reason is to help stairstep the transmission line down into the substation. The 65/84 transmission line would also be reconstructed this summer, would enter into the substation on the eastern end at the transmission pole. Then, they would interconnect with the transformer which transforms the energy down to a voltage that can be utilized by the end users in the Town of New Castle. The transformer will connect to the distribution feeders and then connect to the users. The yellow box to the left (west) is the EEE (Electrical Equipment Enclosure) which is the "brains" of the substation where all the controlling elements are located. The EEE building is the size of a Conex trailer and about

15 feet in total height. Mr. Miller said the building in blue is the proposed future equipment for ultimate build out or a second transformer. The second transformer will not be initially installed; it would only be installed as needed as the growth within the town demands. Mr. Miller said they do recognize per town code there are certain landscaping requirements and understand the view corridor is from the northern side of the river are the most sensitive. From the availability of materials that can be installed at the substation Xcel decided to install as much as possible along the northern property boundary. Mr. Miller said the retaining wall staff would like to have as much of it covered so it's not a large concrete surface. Staff also would like to have a berm built between the walking path and the retaining wall itself. Mr. Miller said the entire retaining wall couldn't be covered because there needs to be a 4:1 slope for maintenance purposes. The plan is to use concrete liners which would create a stacked stone or stacked brick look as the substation is finalized. Mr. Miller said there would be trees planted between the bike path and the retaining wall. Mr. Miller said all of the construction materials would be delivered to the property and everything would be constructed within the property. There would not be a need for a secondary laydown yard or material staging yard. Once all the equipment is installed it would be tested to make sure it is in good operable standard. Then the transmission line once rebuilt would be interconnected into the substation. The current site would be restored and plant seeds and landscaping to beautify the area as much as possible. Mr. Miller said the station would not be staffed. Staff would only visit the site for maintenance tasks. He said there are plans to install security fencing and there will be lighting within the facility and will be all downcast lighting. It would only be lit during emergency maintenance activities that are required in non-daylight hours. All lights will be turned off during rest of the time. The switch would be located in the EEE structure. Mr. Miller reviewed the timeline of construction schedule with council (**Exhibit D**). He said if the CUP is approved the construction would start this summer. The 65/84 transmission line is planned to start construction in mid-May 2026. The construction of the line will start in Rifle at the transmission segment and work its way back towards Silt and New Castle and would likely go into the fall to complete the construction. The transmission line will be initially interconnected into the existing substation. Once everything is checked and is functioning appropriately then Xcel will interconnect the transmission line into the new substation and then decommission the current substation and remove all the equipment within the old substation.

Councilor Riddile asked what the life span of a substation is. Senior Manager, Jennifer Chester said the current substation was built in the 1960's. They do replace the major equipment such as the transformer in projects that can support the newer equipment. She said the benefit of building a new substation in a new location is it allows for the replacements that don't fit in the current site. The new site could function at the substation much longer with the replacement equipment. Councilor Riddile said currently the distribution lines cross from the south to the north to the proposed substation. Are the lines going to be tied back into the location cut across or would there be an alternate route. Mr. Miller said the transmission lines will follow the same route to cross into the Town of New Castle as it does today. However, it may require an underbuilt segment on the 65/84 transmission line to get to the location of the existing substation. Therefore, it

would be piggy backing on the poles and would interconnect with the current poles to cross over into the town.

Councilor Carey said some of the concerns from the town residents are fire and water. How are you going to handle dust mitigation and since there will be substantial amount of welding what are your plans. Ms. Chester said to be good neighbors they do dust control through the use of water trucks or other measures as needed. Usually during grading is when it's most needed. Fire safety is important; the construction contractor crews do have safety plans that are required. They will work closely with the first responders with the fire district. There are certain measures that are implemented on fire watch days and red flags days. Area Manager for Western Colorado Brad Pod explained the Public Safety Power Shutoff (PSPS) works. Xcel will look at potential high winds and dry fuel on the ground that comes together makes them concerned. Their concern is to provide power; however, it has to be done safely for the communities. He explained that the system is more sensitive to strikes, outages or other (bird or tree branch contacts the line). If something did happen under the protocols the lines would be deenergized and repaired. It will take a little longer to reenergize the line because they will physically look at the lines to make sure the lines are safe and all the repairs have been made.

Councilor Sampley asked how the current substation get decommissioned. Ms. Chester said the equipment will be removed and the area reclaimed to what they can.

Mayor Hazelton asked if the project is done in two phases. What triggers the second building (**blue Exhibit C**) to be built. Ms. Chester said it's based on demand or capacity based on distribution. She said each of the transformers has a capacity and the distribution team will monitor the capacity. Mayor Hazelton asked what the timeframe is when the second transfer needs to be built. Ms. Chester said the second transformer will be easier than the initial build because they had planned for the second transformer.

Councilor Copeland asked if the Talbott Trail would be closed the entire year during the construction. Ms. Chester said no, not the entire year. They are working with the construction crews, the applications says a couple of months. They are looking at what the actual timeline would be. The trail may need to be closed for safety when the retaining wall and landscaping are being done. If the trail does need to be closed it would be for the shortest time possible. Mayor Hazelton said the trail gets used a lot so the more notice possible would be great.

Councilor Copeland said the site is not too far from the floodplain. What would happen if there was a flood. Madison Swanson, Civil Engineer, said the flood elevation said the Town of New Castle has a requirement to raise the base flood elevation at least two feet above the actual floodplain. Ms. Swanson said the substation is higher than what is required, it is closer to three feet above the floodplain.

Councilor Carey asked if the Talbott trail could be shifted during the closure of the trail, need to keep people off of County Road 335 because it is dangerous. Ms. Chester said They would look into it. Mr. Miller said he does recognize that one of the conditions is to provide a construction plan to Planner Smith which would need to be approved by the town. Therefore, the trail detour could be worked out at that time as a condition to the CUP.

MOTION: Councilor Riddile made a motion to approve Resolution TC2026-11 A Resolution of the New Castle Town Council Recommending Approval of a Conditional Use Permit for an Electrical Substation in the Industrial Zone District. Councilor Carey seconded the motion, and it passed roll call vote. Councilor Mariscal: yes; Councilor Carey: yes; Mayor Hazelton: yes; Councilor Copeland: yes; Councilor Sampley: yes; Councilor Riddile: yes

Consider a Letter of Interest from Timothy Graves for Reappointment as Municipal Judge

Timothy Graves introduced himself to the council. He said he has been the municipal judge for two years and before that he was the town prosecutor for a few years. Mayor Hazelton said there was a request for an increase of pay by \$250.00 per month. Mr. Graves said he is asking for an increase due to the increase in the cost of living. He is asking for an increase from all the municipalities he works with.

MOTION: Mayor Hazelton made a motion to reappoint Timothy Graves as Town Municipal Judger with compensation increase of \$250.00 for a total compensation of \$1,250.00 per month. Councilor Mariscal seconded the motion, and it passed unanimously.

Consider a Letter of Interest from Kip O'Connor for Reappointment as Associate Judge

Kip O'Conner introduced himself to the council. He said he has been the Associate Jude for New Castle for one year and in that time, he has needed to fill in for Mr. Graves about four times for various reasons.

MOTION: Councilor Riddile made a motion to reappoint Kip O'Connor as Town Municipal Associate Judger with compensation increase of \$250.00 for a total compensation of \$1,250.00. Councilor Carey seconded the motion, and it passed unanimously.

Consider Letters of Interest from Charles Apostolic, Mark McDonald, Richard Parks for Reappointment to Seat on Planning & Zoning Commission

MOTION: Mayor Hazelton made a motion to reappoint Charles Apostolic, Mark McDonald, Richard Parks to seats on the Planning & Zoning Commission. Councilor Copeland seconded the motion, and it passed unanimously.

Consider Letters of Interest from Trent Mahaffey and Bronwyn Rittner for Reappointment to Seat on Planning & Zoning Commission Alternate Seats

MOTION: Councilor Carey made a motion to reappoint Trent Mahaffey and Bronwyn Rittner to seats on Planning & Zoning Commission Alternate. Councilor Mariscal seconded the motion, and it passed unanimously.

Consider a Letter of Interest from Ruth Fletcher for Reappointment to Seat on Historic Preservation Commission

MOTION: Councilor Copeland made a motion to reappoint Ruth Fletcher to Seat on Historic Preservation Commission. Councilor Riddile seconded the motion, and it passed unanimously.

Consider a Letter of Interest from Tom Fuller for Reappointment to Seat on Historic Preservation Commission Alternate

MOTION: Councilor Mariscal made a motion to reappoint Tom Fuller to Seat on Historic Preservation Commission Alternate. Councilor Copeland seconded the motion, and it passed unanimously.

Consider a Letter of Interest from Nancey Barnes and Ryan Deyarmond for Reappointment to Seat on Climate & Environment Commission

MOTION: Councilor Carey made a motion to reappoint Nancey Barnes and Ryan Deyarmond for Seats on Climate & Environment Commission. Councilor Mariscal seconded the motion, and it passed unanimously.

Consider Letters of Interest for Mayor Pro Tem

The council reviewed the letters of interest for Mayor Pro Tem from Councilor Riddile and Councilor Carey.

Mayor Hazelton said he vote with the majority. He said he will be relying on everyone's positions on topics. He said he will be listening to your opinions and thoughts on how he is doing and how the council can do things better.

Council proceeded with a ballot vote. Clerk Andis said the most votes went to Councilor Riddile.

MOTION: Mayor Hazelton made a motion to select Councilor Riddile as Mayor Pro Tem. Councilor Mariscal seconded the motion, and it passed unanimously

Councilor Carey said she was very much for the nomination process and letters of interest was great but don't ever want to have a division with the council. Mayor Hazelton said his intention was not to have the mayor have the only say in the Mayor Pro Tem, but to give everybody a chance to have a voice.

Consider Setting Terms for Council Members on Planning & Zoning Commission, Historic Preservation Commission, Economic Advisory Committee, Climate and Environment Commission, Public Works, Public Safety, Personnel and Finance Committees. Also Seats on RFTA, GCE, AGNC, Senior Programs, IMTPR and EAB.

The council and staff discussed the terms for each committee or commission and agreed

who would be the representative for each. (**Exhibit A**)

MOTION: Councilor Carey made a motion to Setting Terms for Council Members on Planning & Zoning Commission, Historic Preservation Commission, Economic Advisory Committee, Climate and Environment Commission, Public Works, Public Safety, Personnel and Finance Committees. Also Seats on RFTA, GCE, AGNC, Senior Programs, IMTPR and EAB. Councilor Mariscal seconded the motion, and it passed unanimously.

Consider Regarding Council Seat Appointment Process

Mayor Hazelton said there are a couple of options to fill the vacant seat, one is to appoint and the other is to have a special election. He said the council could move forward with an appointment and if there are candidates that council feel would not be a good fit, then we could have a special election. Administrator Reynolds said council could ask for letters of interest and meet/interview. Then, if council is not satisfied with the letters and either ask for more letters or have a special election. Mayor Hazelton directed staff to start advertising for the vacant council seat. Submit letters of interest to the town clerk. Councilor Carey asked what the requirements are for filling the vacant council seat. Clerk Andis said the person would need to be a resident withing the Town of New Castle limits. and needed to have lived in the town for at least one year and be a registered voter.

Consent Agenda

Items on the consent agenda are routine and non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the consent agenda.

April 7, 2026, Minutes

MOTION: Councilor Carey made a motion to approve the Consent Agenda. Councilor Mariscal seconded the motion, and it passed unanimously.

Staff Reports

Town Administrator –Administrator Reynolds said he was going to be out on vacation from tomorrow afternoon through May 3, 2026. Administrator Reynolds said he and Planner Smith have been meeting with the housing coalition on future development for affordable housing. He the rental units that the town have been doing should be moved to a deed restricted product. He said what they have found out is deed restriction is difficult. Administrator Reynolds said the deed restricted turnover is slow and it wouldn't benefit as many people. This topic will likely go before Planning & Zoning Commission in the future. Administrator Reynolds said he and Chief Curry have been looking at the SPEAR issue and will be brought back to council on May 19, 2026. He said staff have invited the commander of SPEAR or the Garfield County Sheriff to the council meeting. Because there are questions that staff can answer but there are questions that staff don't have the answers for. Mayor Hazelton said the town does need clarification on a few things from

SPEAR. Councilor Carey suggested having a note pad for people to submit questions on. Mayor Hazelton said what he would like to know is what the town's involvement is and what the town get out of it and what the police chief's thoughts are. Administrator Reynolds said as a community the town benefits from the work SPEAR is able to do with the whole police organization. Administrator Reynolds asked what the council is looking for on May 19, 2026. He said staff can provide how data is collected, where data goes, how data is shared and what the police program is about. Administrator Reynolds said the question to town council is to ratify the MOU which has already been signed or is the town not going to stay with MOU. Councilor Mariscal said she feels the SPEAR and Garfield County Sheriff at the meeting is to show the residents of New Castle that council is listening to them and their concerns.

Administrator Reynolds said the Early Childhood Learning ballot question that happened in November 2025, they have now formed their committee. They will be coming to council on June 2, 2026, to give an update.

Administrator Reynolds said he and David McConaughy has been speaking with Comcast regarding the franchise agreement. The franchise agreement is outdated and will be looking at if it's worth renewing.

Administrator Reynolds said at the next council meeting Public Works Direct John Wenzel will be at council to discuss for a possible change in the code regarding ownership of the utilities lines from the cooperation stop to curb stop.

Administrator Reynolds said there was a question come up regarding food trucks. He said on an occasion we do have a food truck that sets up at Burning Mountain Park for a couple hours selling frozen sea food from the truck. He said would like to bring back the policy back to council for review since we have had a request for a food vendor to setup in town. Administrator Reynolds said New Castle Trails, RFMBA and Adventure Race are interested in putting together a separate races on the Talbott Trail. He said there are restrictions on what can happen on the trail since it is private property. The Talbott Trail operated under a state law that allows the town to lease the trail from the Talbott's, and it releases the property owner from any liability. The caveat is there can't be any fees charged to use the trail. With mountain bike races there are fees charged. Staff has spoken with the Adventure Race organizer not to consider the Talbott Trail as part of the race for this year because of the private property issues. The town does have time to work with New Castle Trails and RFMBA for their race since it won't be until September/October.

Administrator Reynolds said last week was the CCCMA Conference and the Energy Symposium. He said he was able to meet the Town Manager of Rico who they are doing the CML Conference session with.

Administrator Reynolds said he has been speaking with Russel Talbott about a historic site on his property next to ECE. He said it's an old mining building and Mr. Talbott would like to explore idea of cording it off to help preserve the site with a trail and markers explaining what is there.

Town Clerk – Clerk Andis said she has received the code updates for the codebooks. She asked council to please drop off the codebooks to her, and she would get them updated. Clerk Andis said she did one swearing in of a new officer last week and a second one tomorrow.

Town Treasurer – Treasurer Ehlers said last month was an unusual about of onboarding and offboarding's. There has been an unusual amount of CORA requests searching for marketing information.

Treasurer Ehlers said the town has received the payment from R2 and it has been put into a separate interest account.

Treasurer Ehlers said Monday will be the official start of the town audit.

Town Planner – Planner Smith said R2 has started utility work on North Wild Horse Drive and there is a fence around the jobsite. He said the work on the lower section of North Wild Horse Drive would go through May. R2 believe they would be done with the paving and will be open to access to parking. Then, they will shift to the northside, which will take longer because there will be more utility work to be done. Staff has asked R2 to place signs on the fence to explain when and where the trails will open.

Planner Smith said dust control is now part of the conditions and also part of the code for all land use applications.

Public Works Director – not present

Commission Reports

Planning & Zoning Commission –have not met

Historic Preservation Commission –Councilor Copeland said they did meet. The new owners of the Mattivi Building came to HPC. They were wanting to take out the garage door. The commission denied their request and asked them to put it back in. The commission approved the sign for the business in the Mattivi Building. Councilor Copeland said they also discussed the designation ceremony for the cemetery. She said the ceremony will be on Memorial Day at the cemetery.

Climate and Environment Commission – Prior Councilor Leland.

Senior Program –Clerk Andis said they meet tomorrow.

RFTA –have not met

AGNC – Councilor Hazelton said they meet tomorrow.

GCE - Prior Councilor Leland. Councilor Carey said she was not able to attend.

EAB – Former Mayor A. Riddile

POSTR – Administrator Reynolds said they met at VIX Park at the bike park. He said there is a question about the new development coming in, is there room for a Pickleball Court. Staff are waiting to hear from New Castle Trails and RFMBA for their feedback. While at the meeting Public Works Director John Wenzel had a suggestion to expand the bike park down to the roundabout by the school. Staff's opinion is it's worth exploring. Councilor Carey said if the Pickleball Court doesn't work could there be a playground.

Council Comments

Councilor Carey said she had attended the State of the River meeting. She said the water conservation plan and the drought stages that the town has put into place likely won't help with what might be coming this year. The rivers have already peaked. She asked to have fire information to be pushed out onto the town's website, Facebook page and newsletters.

Mayor Hazelton said he really appreciated the comments and support for becoming

mayor. Bruce Leland and Art Riddile have left big voids on council. He said there is more than enough talent and energy to fill the voids.

Items for Future Council Agenda

There were no items for future council agenda.

Adjourn

MOTION: Mayor Hazelton made a motion to adjourn.

The meeting adjourned at 9:52 p.m.

Respectfully submitted,





Mayor Grady Hazelton



Town Clerk Mindy Andis, CMC



Town of New Castle
450 W. Main Street
PO Box 90
New Castle, CO 81647

**Building & Planning
Department**
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

**Town Council – Public Hearing
Tuesday, April 21, 2026
Resolution TC 2026-11
Staff Report**

Name of Applicant	Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy; Contact: Jennifer Chester
Mailing Address	1800 Larimer Street, Suite 400, Denver, CO 80202
Property Address	6385 CR 335
Name of Property Owner	Public Service Company of Colorado
Existing Zoning	Industrial
Surrounding Zoning	Industrial; Open Space
Surrounding Land Uses	Construction yard; Town open space; Warehouse/Distribution;
Existing use of property	Xcel staging yard; Firewood distribution
Proposed use of property	New substation including transmission and feeder lines;
Property size	2.478 acres

I. Background:

The Applicant proposes a new electrical substation at 6385 CR 335 to replace an existing substation approximately 0.4 miles west on CR 335 in Garfield County. The existing substation has reached the end of its service life and therefore warrants replacement. However, due to the size limitations of the current lot and complications with its topography, relocating the facility was deemed necessary. The current substation will be demolished and the land reclaimed.

The project is comprised of equipment enclosures, transformers, various transmission towers/lines, and fencing. The grade within the property will be raised from 2ft to 4ft in order to mitigate flood risk. Two new driveways will be installed to improve access. A 10' screened security fence on top of a retaining wall will surround the property.

The proposed substation is eligible for conditional use review because it is not listed as a permitted or prohibited use under Section 17.52.050. On March 25th, 2026, the Planning Commission (P&Z) held a public hearing approving resolution PZ 2026-3 found in the packet. In accordance with the procedures set forth in Municipal Code *Chapter 16.08.040*. Within sixty (60) days from the date of the Planning Commission's written decision on an application, or within such time as is mutually agreed by the Town Council and the applicant, the Town Council shall approve the application, with or without conditions, or deny the application.:

- 1) Approve the CUP unconditionally;
- 2) Approve the CUP with conditions;
- 3) Deny the CUP.

II. Application Materials:

The purpose of this conditional use review is to determine if the nature of the proposed use is appropriate to the location and character of the New Castle Industrial Zone.

1) Site Plan:

- a. Adjacent land uses and location of adjacent structures;

Adjacent land uses include mini-storage (Royal construction yard, Gabossi Storage, C' Mon-Back Storage), low hazard industrial (National Propane, NAP distributing, Bramco Bld.), factory uses (VR Cabinetry Chop, Granite Shop), business (All Dogs and Cats), and Town open space adjacent to the Colorado River.

- b. Boundary and size of lot;

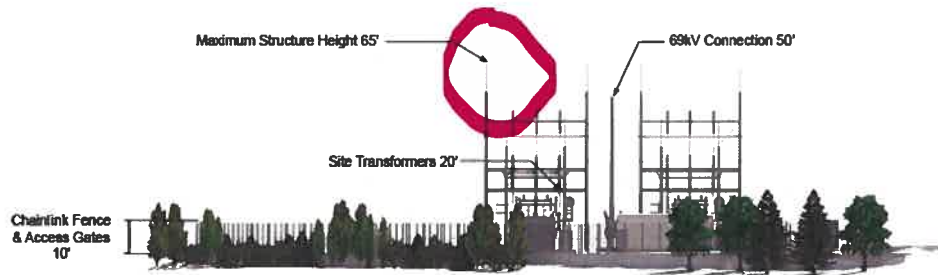
The project spans 2.478 acres. The Industrial zone does not regulate for lot coverage or required open space.

- c. Building location, height and setbacks;

Permitted setbacks are as follows:

- a) Front – 25ft
- b) Rear – 10ft
- c) Side – 5ft

Per the site plan, all utility infrastructure demonstrate conformance with the allowed setbacks. Section 17.52.090 limits a structure's wall height to no more than 30'. However, section 17.04.050 of the code exempts "poles, lines, cables, or other transmission or other distribution facilities of public utilities" from this provision. The application indicates a maximum structure height of 65'.

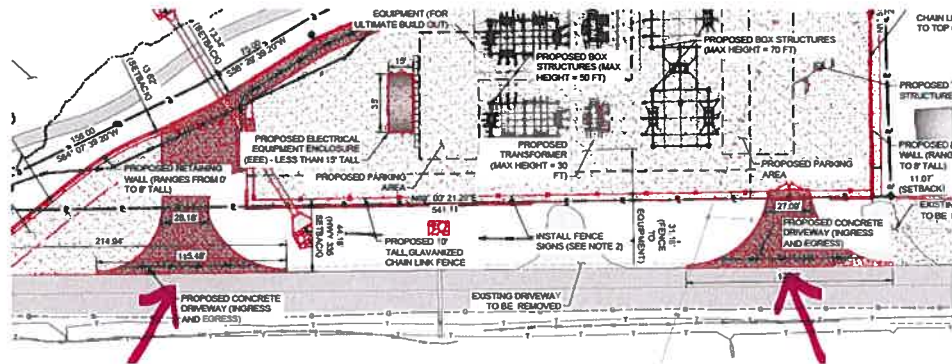


d. Off-street parking and loading areas;

Two access driveways connecting County Road 335 will allow for pass-thru ingress and egress. The site plan projects 12-15 parking spaces available for maintenance workers. The traffic impact analysis concludes that future operations will function at acceptable levels with the current alignment of CR 335 and proposed driveways, so no additional turn lanes or accel/decel lanes should be necessary. During construction, traffic control will be provided as necessary for staging and road tie-ins. A construction management plan will be submitted prior to permitting.

e. Points of ingress and egress;

The project proposes two driveways, one at either end of the property.



f. Service and refuse areas;

Need for regular trash service is not anticipated.

g. Signs and exterior lighting;

Signage renderings were not provided in the packet. However, all signage shall comply with the sign code. Temporary traffic control signs along CR 335 can be expected during the replacement process. Traffic control plans are subject to a ROW permit as regulated by the Public Works Department.

Exterior lighting is currently proposed as flood lighting. As a condition of approval, all exterior lighting shall conform to dark-sky standards and shall always be shut off other than for emergencies or maintenance. Otherwise, exterior lighting shall comply with section C405.2.7 of the energy code. C405.2.7 includes provisions for sensors, timers, and lighting reduction as necessary.

h. Fencing, landscaping and screening;

The Applicant proposes mesh wire fencing in the immediate vicinity of the facility. Moreover, the proposal will be subject to section 17.52.060 for the industrial zone. The perimeter shall be screened with:

“trees and shrubs on at least twenty-five (25) percent of their private property lines in compliance with Chapter 12.20, and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit.”

Because of the structure’s considerable height and visual impacts to properties both adjacent and further towards the north, Staff and the Applicant have collaborated to expand the screening to the greatest extent possible. Other than the north property lines, additional trees have been introduced to attenuate visual impacts to users of the bike path and onlookers from New Castle’s downtown area. As explained to P&Z the grade along the north property line (adjacent to CR 335) was inhospitable to additional landscaping.

The placement of a modest landscape berm along the bike path to obscure the up to 8’ high retaining wall along the bike path has been discussed. Even with all recommendations implemented, the screening methods above will obscure the facility only partially.



- i. Compliance with performance standards;

Performance Standards are a commitment from the Applicant to minimize potential nuisances. The Applicant has signed the commitment letter. The proposal does not expect to exceed the Town’s noise statutes at 80dB, but will consider dark-sky compliant lighting.

- j. Anticipated utility requirements;

Town services (i.e. water and sewer) are not provided to the property. However, the proposal creates no additional demands for water and sewer than already exist.

- k. The Applicant provided an anticipated schedule of development:

Table 2: Anticipated Project Schedule

Activity	Timeline
Permanent Improvements	Summer 2026
Construction Material Delivery	Summer 2026
Vegetation Management	Summer 2026
Construction of Substation	Summer 2026
Construction of Transmission Interconnect	Spring 2027
In Service	Summer 2027
Restoration	Summer 2027
Decommissioning of New Castle Substation	Summer 2027 (after in service)

III. Approval Criteria:

A decision on a conditional use application shall be made based on the following criteria:

- 1) Is eligible for conditional review under § 17.72.040;

Staff Comment – The application is eligible for conditional review subject to sections 17.84.070 & 17.84.080 as discussed above.

- 2) Is generally compatible with adjacent land uses;

Staff Comment – While a substation may agree with perceptions about industrial uses, the Town also considers the level of impact of a proposed use on *current* surrounding uses. In this case, uses such as warehousing, construction storage, propane storage, and the Town’s wastewater treatment plant are ostensibly consistent with a utility facility. Though the Town’s open space parcel along the Colorado River is arguably less consistent, the open space has bordered the

industrial district since its origin. Nevertheless, Town code enlists substantial screening efforts to moderate the visual impacts of industrial operations. As discussed elsewhere, the Applicant intends to provide ample screening to this end.

- 3) Meets all requirements of § 17.84.020, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;

Staff Comment – The application demonstrates compliance with Section 17.84.020 as overviewed in Section II above. Adverse impacts are also discussed above. The provided traffic analysis suggests little impact to traffic flow as a result of the new substation.

- 4) Is consistent with the comprehensive plan and

Staff Comment – The Comprehensive Plan (see Goal POST & Goal EN policies pages 59ff & 65ff) places a premium on the preservation of the natural environment not only for the protection of surrounding ecosystems, but also for its aesthetic value to residents. The applicant has prepared floodplain, grading, and watershed analyses as part of their building permit application. The site will be raised to mitigate the 100 year floodplain, otherwise no adverse effects are projected.

Viewsheds towards the south are expected to be influenced by the overall height and design of the facility. Therefore, Staff and the Applicant have worked jointly to offer intentional screening solutions such as berms, trees/shrubs, decorative retaining features, and mesh wire fencing to preserve these viewsheds to the greatest extent possible.

- 5) The Town has the capacity to serve the proposed use with water, sewer, and fire and police protection.

Staff Comment – The replacement project is not expected to have any new impacts on water, sewer, fire or police protection.

IV. Staff Recommendations:

Staff recommends approval of Resolution 2026-11 with the following conditions:

1. No construction shall begin until a conditional use certificate has been issued by the Town Planner subject to Section 17.84.040.
2. Prior to issuance of the conditional use certificate, the Applicant shall demonstrate conformance with any recommendations provided by the town engineer, town attorney, and/or fire district.
3. Prior to the issuance of a conditional use certificate, a construction management plan shall be provided for review and approval by town staff. A construction management plan shall include,

but is not limited to, identification of best management practices (BMPs), the identification of off-site storage & delivery locations, refuse management, and bathroom locations.

4. The Applicant shall conduct a pre-construction meeting with Town staff and relevant agencies at least 14 days prior to the beginning of construction.
5. The Applicant shall apply for any right-of-way permits through the Town's Public Works Department.
6. The approved constructions drawings shall demonstrate conformance with the landscaping, screening, retaining wall, and berm designs provided in the application.
7. Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all county licensing requirements. Specifically, the approved construction drawings shall demonstrate that any ambient lighting complies with the 2021 International Energy Conservation Code for exterior lighting, section C405.2.7. Exterior safety or emergency lighting that will only be illuminated during emergencies does not need to comply with said requirement.
8. All exterior lighting shall be dark-sky compliant per the New Castle Comprehensive Plan.
9. No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.
10. In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.
11. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the Applicant.
12. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.

V. Application Exhibits:

- A. Application and Appliant Packet
- B. Town Engineer Referral – Jeff Simonson
- C. Signed Performance Standards

Exhibit B
to
April 21, 2026 Council Minutes

COAL RIDGE SUBSTATION PROJECT

CONDITIONAL USE PERMIT

Town of New Castle Town Council

April 21, 2026



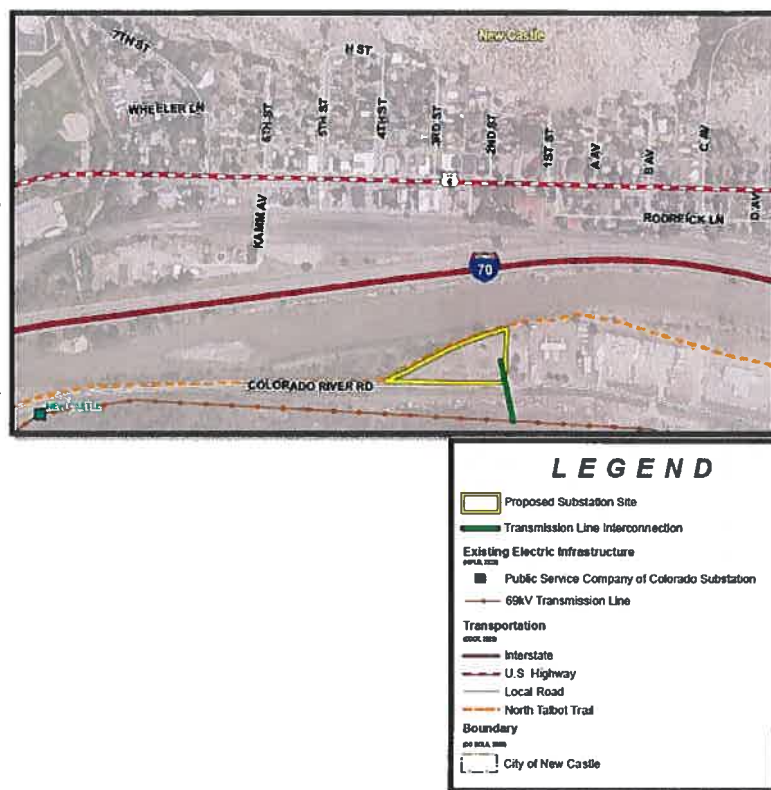
PROJECT OVERVIEW

Xcel Energy proposes to construct and operate a replacement electric substation called the Coal Ridge Substation (Project) in the Town of New Castle. The Project includes:

- The proposed Coal Ridge Substation to be located on property purchased by PSCo in 2003.
- Approximately 331 feet of overhead 69-kilovolt (kV) transmission line interconnections

Coal Ridge Substation will be a distribution substation that reduces high-voltage electricity from transmission lines to a lower voltage that can be delivered via distribution lines to power homes and businesses.

The substation will allow for future distribution upgrades which will significantly increase power quality to address problems within the community. The additional transformer (to be built later) will provide power to future development on the north side of New Castle.



PURPOSE AND NEED

The existing New Castle Substation directly provides all electricity to the Town of New Castle. The existing substation must be replaced because it has reaching the end of its useful operational life, and it is unsuitable for expansion in the current location.

Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.



PROJECT LOCATION

Coal Ridge Substation:

- Located on an approximately 2-acre parcel owned by Public Service Company of Colorado
- 6385 County Road 335 (industrial zoning)

Boundaries:

- Parcel to the east is zoned Industrial
- Parcel to the north and west is zoned Open Space
- Colorado River is immediately north of this parcel

Existing New Castle Substation:

- Does not meet size requirements without substantial grading
- Would experience electrical outages
- Will be removed and restored after construction of Coal Ridge Substation



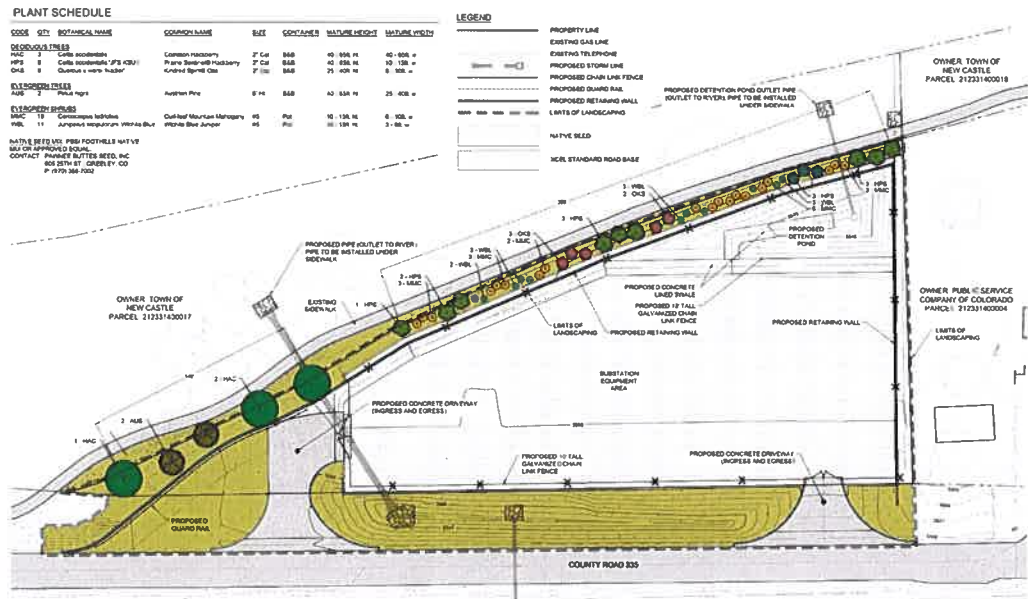
Visual Simulation: View from 170 - Eastbound

LANDSCAPE PLAN

Section 17.52.060.D of the Town of New Castle Code of Ordinances requires the Project site to be screened with trees and shrubs on at least 25% of the private property lines (360 linear feet).

The landscaping proposed at Coal Ridge Substation will exceed these requirements as approximately 503 linear feet of landscaping is proposed.

Landscaping will be watered until it is established, for a maximum of 2 years.



CONSTRUCTION

Site Preparation and Access

- Construct the access drive
- Grade site and right-of-way
- Setup temporary construction areas within substation parcel
- Install best management practices

Substation and Transmission Line Construction

- Deliver materials and equipment to site
- Install substation and pole foundations
- Install equipment and poles using cranes
- String conductor wire and optical ground wire
- Test equipment and place in service

Restoration

- Restore temporary work areas and right-of-way
- Install permanent landscaping



SUBSTATION SAFETY

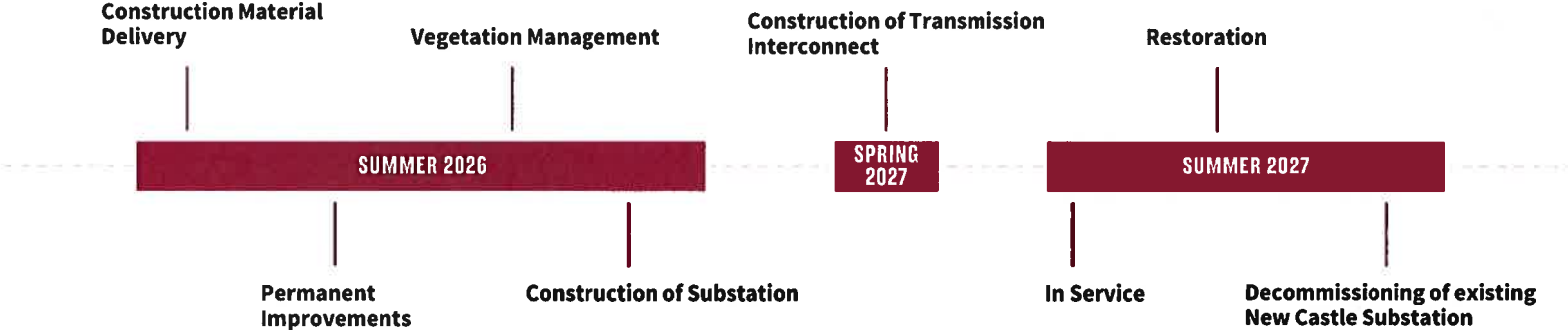
Coal Ridge Substation will meet or exceed recognized national safety standards, such as those specified by the National Electrical Safety Code and the North American Electric Reliability Corporation.

In effort to ensure safety the substation will:

- Be monitored 24/7/365 by a staffed control center
- Be inspected regularly for damage, equipment needing repair or replacement, and anything else that might jeopardize public safety
- Include a security fence to prevent unauthorized access
- Coordinate with local law enforcement and first responders about security concerns or access to substation facilities
- Be lit only for emergency work during evening hours; the lighting will be downcast and shielded



ANTICIPATED SCHEDULE



CONDITIONAL USE PERMIT

Section 17.52.0502 of the Town of New Castle's Code of Ordinances:

- Conditional Use as “any use not specifically defined in the permitted or nonpermitted use categories”

An electric substation is not listed in Section 17.52.030 as a Permitted Use nor in Section 17.52.040 as a Nonpermitted Use within the Industrial Zone District

- Town of New Castle confirmed that a Conditional Use Permit (CUP) would be required for the Project at the pre-application meeting, held on June 27, 2025.
- Xcel Energy is seeking approval of a CUP for the ultimate buildout of Coal Ridge Substation.
- CUP application was prepared in accordance with Section 17.84.020 of the Town of New Castle's Code of Ordinances, and feedback provided by the Town of New Castle during the preapplication meeting.

CONDITIONAL USE: INDUSTRIAL ZONE DISTRICT REQUIREMENTS

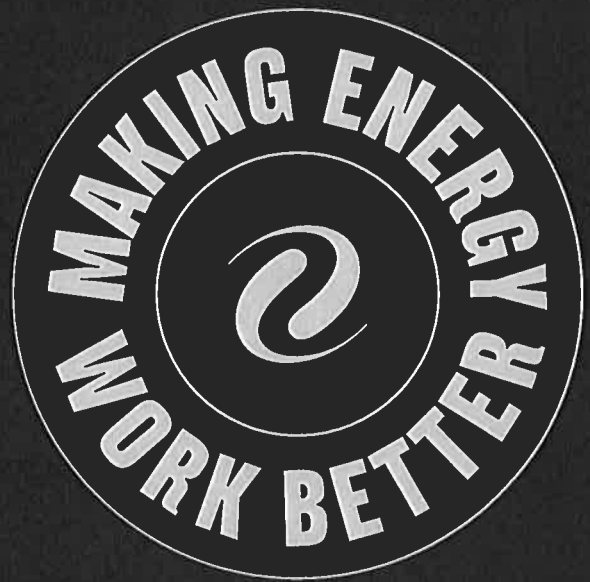
Section 17.52.060 of the Town of New Castle's Code of Ordinances:

- **Fencing (17.52.060.A):** 10-foot-high galvanized chain link security fence for screening
- **Material Loading and Unloading (17.52.060.B):** Loading and unloading of materials will be conducted within the Project Site
- **Nuisances (17.52.060.C):** Odor, glare, nuisance vibrations, or smoke are not anticipated during operation of the Project
- **Landscaping and Screening (17.52.060.D):** Proposed to be installed on the north and west sides of the Project site, north of the proposed retaining wall and guard rail. Native grass seed will be planted in the area outside of the fenced substation within the parcel. Landscaping will be watered until it is established.
- **Setback Requirements (17.52.080):** The Project will comply with the Industrial Zone District setback requirements.

CONDITIONAL USE: APPROVAL CRITERIA AND CONDITIONS

Section 17.84-050 Approval Criteria:

- A.1: is eligible for conditional review
- A.2: is generally compatible with adjacent land uses
- A.3: meets all requirements of section 17.84.020, is in compliance with this title and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow
- A.4: consistent with the comprehensive plan
- A.5: the town has the capacity to serve the proposed use with water, sewer, fire and police protection



xcelenergy.com

COAL RIDGE SUBSTATION PROJECT

CONDITIONAL USE PERMIT

Town of New Castle Town Council

April 21, 2026



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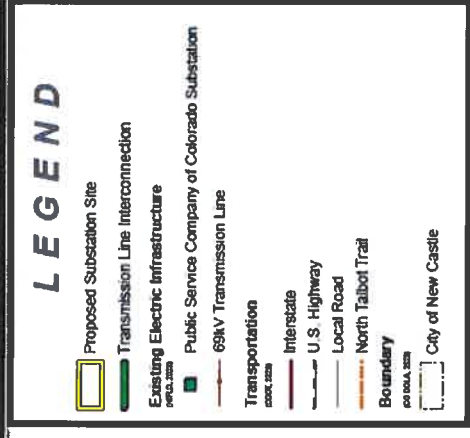
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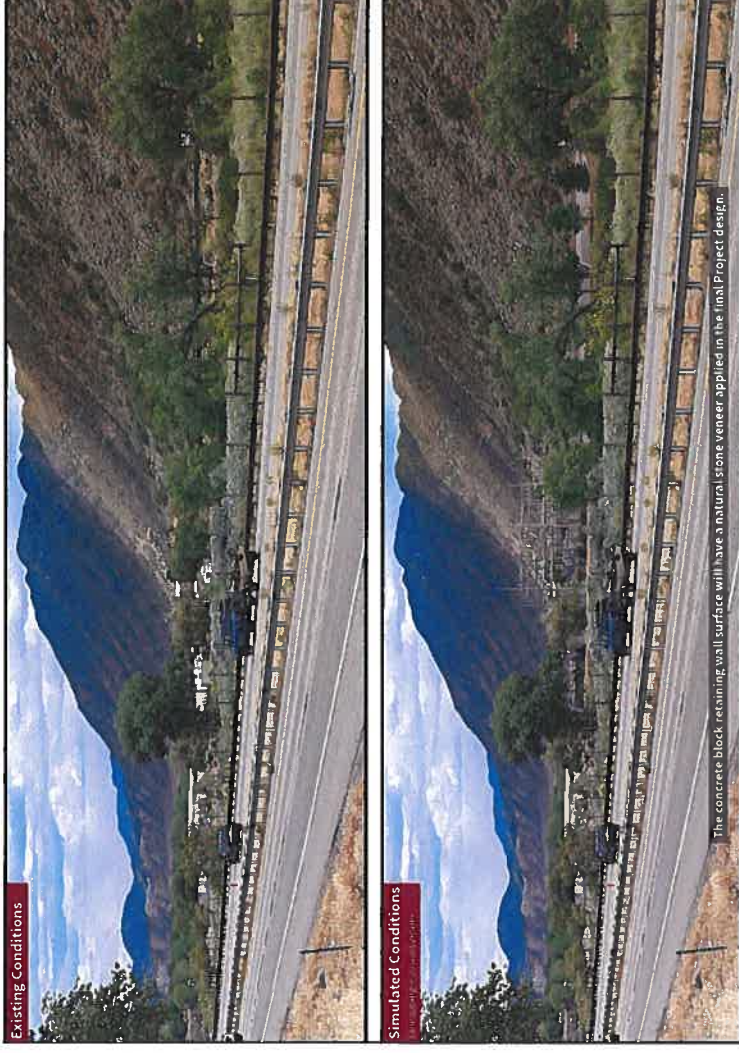
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- Will be removed and restored after construction of Coal Ridge Substation



Visual Simulation: View from 170 - Eastbound

SUBSTATION SAFETY

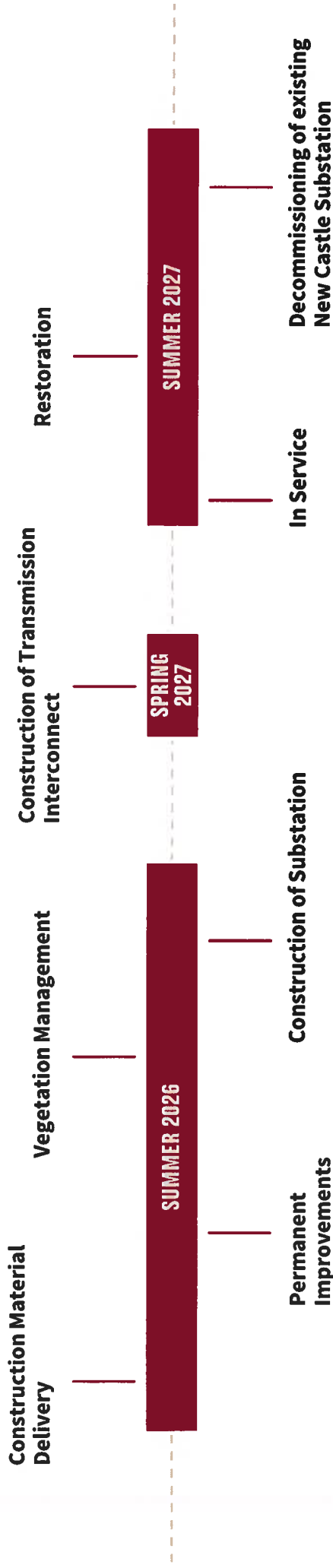
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In effort to ensure safety the substation will:

- Be monitored 24/7/365 by a staffed control center
- Be inspected regularly for damage, equipment needing repair or replacement, and anything else that might jeopardize public safety
- Include a security fence to prevent unauthorized access
- Coordinate with local law enforcement and first responders about security concerns or access to substation facilities
- Be lit only for emergency work during evening hours; the lighting will be downcast and shielded



ANTICIPATED SCHEDULE



CONDITIONAL USE PERMIT

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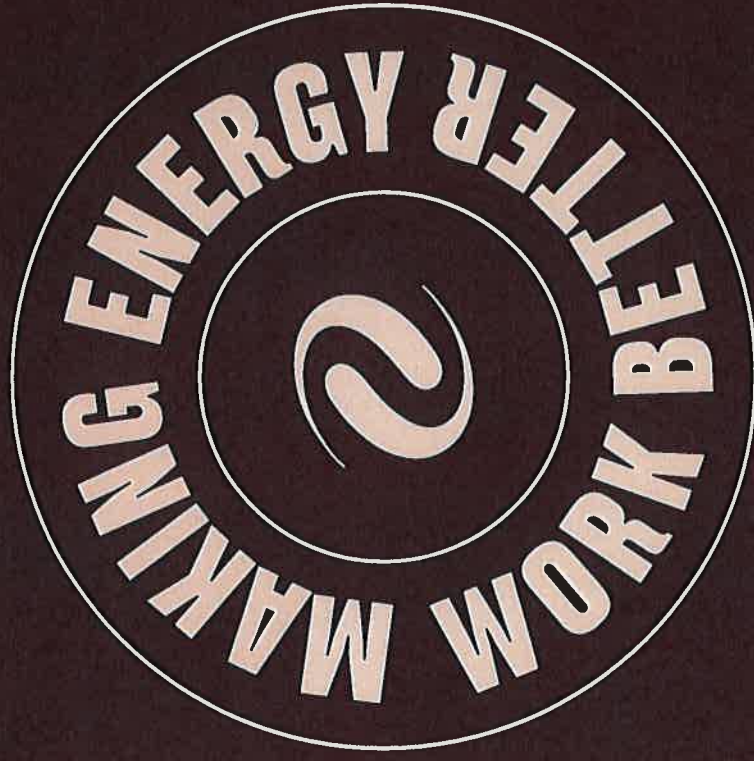
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- **Landscaping and Screening (17.52.060.D):** Proposed to be installed on the north and west sides of the Project site, north of the proposed retaining wall and guard rail. Native grass seed will be planted in the area outside of the fenced substation within the parcel. Landscaping will be watered until it is established.
- **Setback Requirements (17.52.080):** The Project will comply with the Industrial Zone District setback requirements.

CONDITIONAL USE: APPROVAL CRITERIA AND CONDITIONS

Section 17.84-050 Approval Criteria:

- A.1: is eligible for conditional review
- A.2: is generally compatible with adjacent land uses
- A.3: meets all requirements of section 17.84.020, is in compliance with this title and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow
- A.4: consistent with the comprehensive plan
- A.5: the town has the capacity to serve the proposed use with water, sewer, fire and police protection



xcelenergy.com



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March 29, 2016

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SITE PLAN

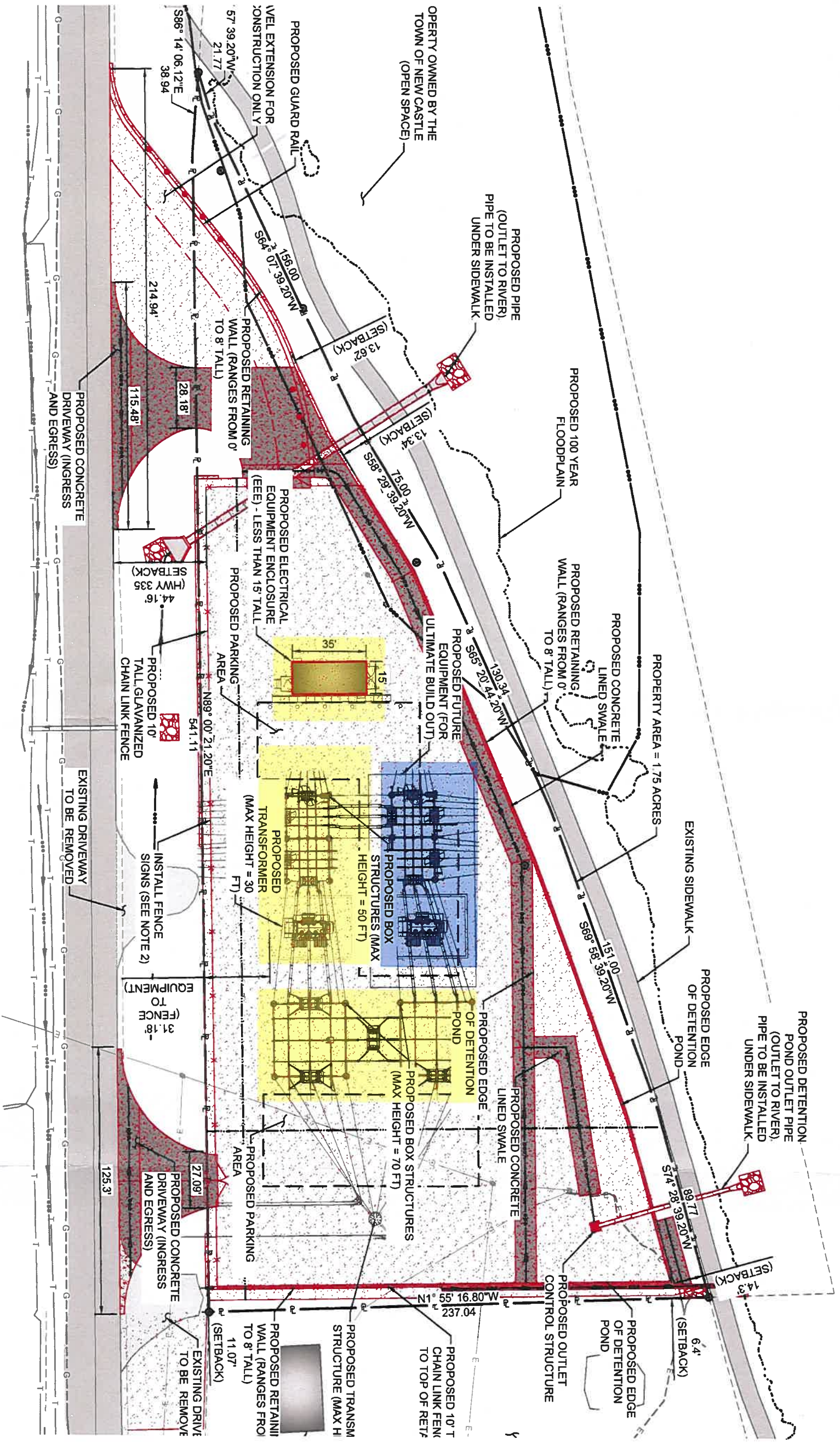


Exhibit C to 4.21.2026 Council Minutes

Exhibit D
to 4.21.2026 Council Minutes

ANTICIPATED SCHEDULE

