Posted: _____

Remove:

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

Administration Department
Phone: (970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Agenda

New Castle Planning and Zoning Commission Public Hearing

Wednesday, March 25, 2026, 7:00 PM

Virtual Meetings are subject to internet and technical capabilities.
To join by computer, smart phone or tablet:
https://us02web.zoom.us/j/7096588400
If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400
Follow the prompts as directed. Be sure to set your phone to mute until called on

Call to Order, Roll Call, Meeting Notice

Conflicts of Interest

Citizen Comments on Items NOT on Agenda

Public Hearing

A. **Consider Resolution No. PZ 2026-3 A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION IN THE INDUSTRIAL ZONE DISTRICT**

Comments/Reports
-Items for Next Planning and Zoning Agenda
-Commission Comments/Reports
-Staff Reports

Review Minutes of Previous Meetings

Consider Approval of January 14, 2026, and February 25, 2026, Minutes

Adjournment

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

Planning Commission – Public Hearing
Wednesday, March 25, 2026
Resolution PZ 2026-3
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 the existing one approximately 0.4 miles west on CR 335. 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. Whether the current substation will be demolished and the land reclaimed is still unclear. However, that property exists entirely within Garfield County and is not part of this application.

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. As a conditional use application, the Planning Commission (P&Z) is required to hold a public hearing in accordance with the procedures set forth in Municipal Code *Chapter 16.08.040*. Within 30 days of the public hearing, P&Z must make one of these three recommendations to Town Council:

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

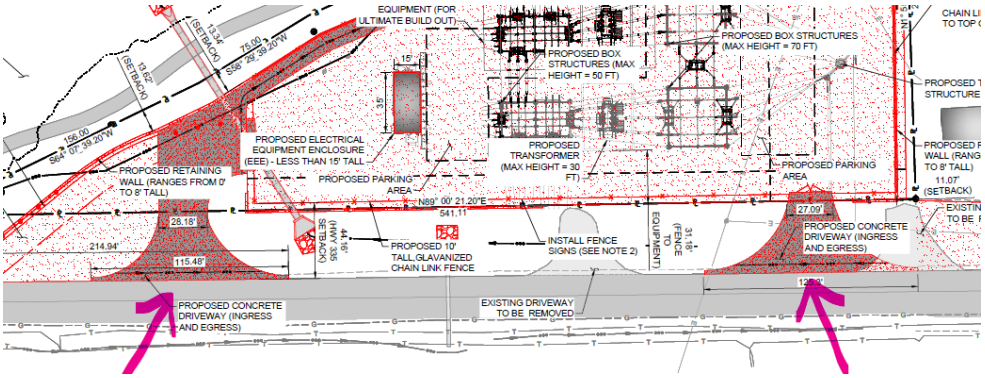
Per the site plan, all utility infrastructure demonstrate conformance with the allowed setbacks. Section 17.52.090 limits a structure's wall height to no more than 30'. However, section 17.04.050 of the code exempts "poles, lines, cables, or other transmission or other distribution facilities of public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

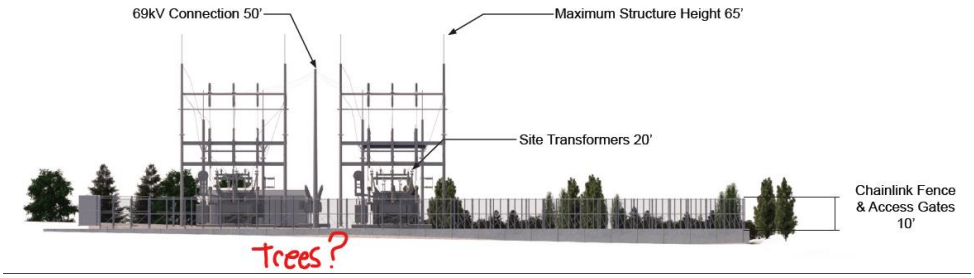
Exterior lighting is currently proposed as flood lighting. As a condition of approval, all exterior lighting shall conform to dark-sky standards and shall always be shut off other than for emergencies or maintenance. Otherwise, exterior lighting shall comply with section C405.2.7 of the energy code.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

h. Fencing, landscaping and screening;

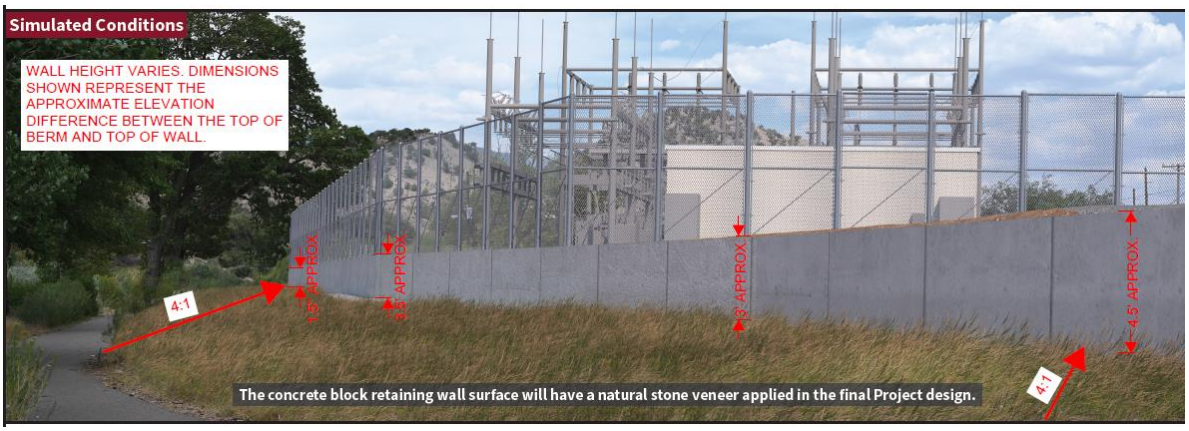
The Applicant proposes mesh wire fencing in the immediate vicinity of the facility. Moreover, the proposal will be subject to section 17.52.060 for the industrial zone. The perimeter shall be screened with:

> "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 has worked with the Applicant to expand the screening to the greatest extent possible. Additional trees have been added to the southern property line to attenuate visual impacts to users of the bike path and onlookers from New Castle's downtown area. Additional screening may be necessary on the west aspect to comply with "25%" code requirement.



The placement of modest landscape berms along the bike path has been discussed to obscure the up to 8' retaining wall along the bike path. 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 attenuate 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 flood plain, 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. Staff would like to see additional foliage along the west property line as required by code.

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 2026-2 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. Applicant shall add vegetative screening along the west property line pursuant to section 17.52.060. 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. Land Development Application
B. Town Engineer Referral – Jeff Simonson
C. Public Notice
D. Notarized Affidavit of Notice
E. Signed Performance Standards

3500 Blake Street
Denver, CO 80205

October 24, 2025

Paul Smith, Town Planner and Code Administrator
Town of New Castle
450 West Main Street
New Castle, CO 81647

RE: Conditional Use Permit Application for the Coal Ridge Substation

Dear Paul Smith,

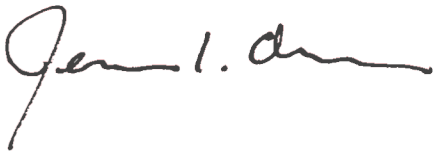
Public Service Company of Colorado (PSCo), a Colorado corporation conducting business as Xcel Energy (Xcel Energy), is seeking approval of a Conditional Use Permit (CUP) from the Town of New Castle to construct and operate a replacement electric substation called the Coal Ridge Substation (Project) in the Town of New Castle, Colorado. The Project consists of the proposed Coal Ridge Substation, approximately 331 feet of overhead 69-kilovolt transmission line interconnection, and distribution feeder lines.

The existing New Castle Substation must be replaced because it has reached the end of its useful operational life. The site on which the New Castle Substation is located is unsuitable for expansion and the replacement substation, Coal Ridge, will be built in a different location on property owned by PSCo. 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.

Xcel Energy participated in a pre-application meeting with the Town of New Castle on June 27, 2025. This CUP application was prepared in accordance with the Application requirements of 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 pre-application meeting.

We look forward to working with you during the permit process. If you need any additional information, please feel free to contact Cory Miller at (303) 571-7759 or cory.r.miller@xcelenergy.com, or our environmental consultant Taylor Michel with Tetra Tech Inc. at (720) 881-5842 or at taylor.michel@tetratech.com.

Sincerely,



Jennifer Chester
Xcel Energy
Siting & Land Rights, Senior Manager
Telephone: (303) 285-6533
jennifer.l.chester@xcelenergy.com

COAL RIDGE SUBSTATION

TOWN OF NEW CASTLE

CONDITIONAL USE PERMIT APPLICATION

Xcel Energy®

Coal Ridge Substation
Town of New Castle – Conditional Use Permit Application Submittal Requirements

Requirement	Location in this Permit Application	Town of New Castle Code of Ordinances Citation
Application		17.84.020
An application for approval of a conditional use may be filed by a person having an interest in the property for which the conditional use is requested, with the written consent of the owner, and shall be made on a form provided by the town.	Section 2.1, Section 2.2, Section 2.3, Attachment C, Attachment D	17.84.020.A
A complete site plan illustrating: a. Adjacent land uses and location of adjacent structures, b. Boundary and size of site, c. Building location, height and setbacks, d. Off-street parking and loading areas, e. Points of ingress and egress, f. Service and refuse areas, g. Signs and exterior lighting, h. Fencing, landscaping and screening, i. Compliance with performance standards, j. Anticipated utility requirements	Section 3, Attachment A	17.84.020.A.1
A time schedule for development	Section 4	17.84.020.A.2
Other information the applicant believes will support the application.	Section 1, Section 5, Figures, Attachment A, Attachment B, Attachment E	17.84.020.A.3
The applicant shall furnish a list of the names and addresses of owners of property located within two hundred fifty (250) feet of the subject site.	Section 6, Attachment F	17.84.020.B
Upon review of the application, the planning commission may determine that additional information is critical to its evaluation of the application. The applicant shall be responsible for furnishing such additional information if so requested.	Section 7	17.84.020.C
Approval Criteria and Conditions A conditional use application shall be approved only if the town council finds that the application:		17.84.050
Is eligible for conditional review under Section 17.84.040;	Section 8.1	17.84.050.A.1
Is generally compatible with adjacent land uses;	Section 8.2, Section 5.1.b	17.84.050.A.2
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;	Section 8.3, Section 8.2, Section 5.1.b	17.84.050.A.3
Is consistent with the comprehensive plan; and	Section 8.4, Section 8.2, Section 5.1.b, Attachment A, Attachment B	17.84.050.A.4
The town has the capacity to serve the proposed use with water, sewer, fire and police protection.	Section 8.5	17.84.050.A.5
In considering an application for a conditional use, the town council may impose conditions on the application to ensure compliance with this section.	Section 8.6	17.84.050.B

CONTENTS

1. Introduction and Project Description 1
1.1 Substation and Project Site 1
1.2 Transmission Line 3
1.3 Distribution Lines 4
1.4 Regulatory Framework 4
2. Application (17.84.020.A) 5
2.1 Applicant Contact Information 5
2.2 Written Consent of the Owner 5
2.3 Application Form 5
3. Site Plan (17.84.020.A.1) 5
4. Anticipated Schedule for Development (17.84.020.A.2) 5
5. Other Information to Support the Application (17.84.020.A.3) 6
5.1 Construction Process 6
5.1.1 Construction Phases 6
5.1.2 Construction Traffic 8
5.2 Operations 8
5.3 Industrial Zone District Requirements (17.52.060) 8
5.3.1 Fencing (17.52.060.A) 8
5.3.2 Material Loading and Unloading (17.52.060.B) 8
5.3.3 Nuisances (17.52.060.C) 9
5.3.4 Landscaping and Screening (17.52.060.D) 10
5.4 Setback Requirements (17.52.080) 10
6. Adjacent Property Owners (17.84.020.B) 10
7. Additional Information Requested by Planning Commission (17.84.020.C) 11
8. Approval Criteria and Conditions (17.84.050) 11
8.1 Is Eligible for Conditional Review Under Section 17.84.040 (17.84.050.A.1) 11
8.2 Is Generally Compatible with Adjacent Land Uses (17.84.050.A.2) 11

8.3 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 (17.84.050.A.3)..... 12

9. In Considering an Application for a Conditional Use, the Town Council May Impose Conditions on the Application to Ensure Compliance With this Section (17.84.050.B) . 15

10. References..... 16

TABLES

Table 1: Typical 69-kV Transmission Line Characteristics 4
Table 2: Anticipated Project Schedule..... 6

FIGURES

Figure 1: Vicinity Map
Figure 2: Zoning Map
Figure 3: Water Resources Map

ATTACHMENTS

Attachment A: Site Plan
Attachment B: Landscape Plan
Attachment C: Land Development Application Form
Attachment D: Statement of Authority
Attachment E: Visual Simulations
Attachment F: Adjacent Property Owners

LIST OF ACRONYMS AND ABBREVIATIONS

BMP	Best Management Practice
Comprehensive Plan	Town of New Castle Comprehensive Plan
CUP	Conditional Use Permit
EEE	electrical equipment enclosure
EMF	Electric and Magnetic Fields
kV	kilovolt
Project	Coal Ridge Substation
Project Site	An approximately 2-acre parcel owned by Public Service Company of Colorado located at 6385 County Road 335 in New Castle, Colorado
ROW	Right-of-Way
Xcel Energy	Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy

1. INTRODUCTION AND PROJECT DESCRIPTION

Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy (Xcel Energy), proposes to construct and operate a replacement electric substation called the Coal Ridge Substation (Project) in the Town of New Castle, Colorado (Figure 1). The Project consists of the proposed Coal Ridge Substation, approximately 331 feet of overhead 69-kilovolt (kV) transmission line interconnections, and distribution feeder lines.

The existing New Castle Substation must be replaced because it has reached the end of its safe and useful operational life, and it is unsuitable for expansion. 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.

Section 17.52.0502 of the Town of New Castle's Code of Ordinances (Town of New Castle 2024) defines a 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. Xcel Energy participated in a pre-application meeting with the Town of New Castle on June 27, 2025. During the pre-application meeting, the Town of New Castle confirmed that a Conditional Use Permit (CUP) would be required for the Project. Xcel Energy is seeking approval of a CUP for the ultimate buildout of Coal Ridge Substation. This CUP application was prepared in accordance with the Application requirements of 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 pre-application meeting.

1.1 SUBSTATION AND PROJECT SITE

Coal Ridge Substation will be located on an approximately 2-acre parcel owned by Public Service Company of Colorado (PSCo; Project Site), located at 6385 County Road 335 (also known as Colorado River Road; Figure 1). The Project Site is located in the Industrial Zone District on parcel number 212331400012 (Figure 2). County Road 335 forms the southern Project Site boundary. The parcel to the east is zoned and used for industrial land uses. The parcel to the north and west of the Project Site is vacant land owned by the Town of New Castle zoned as open space, and the Colorado River is immediately north of this parcel.

The existing New Castle Substation site does not meet the parcel size requirements for the replacement Coal Ridge Substation as it is not large enough to accommodate two transformers, both of which are included in the CUP application, without substantial

grading into the adjacent hillside. Additionally, constructing on the existing New Castle Substation site would require the existing substation to be taken offline during construction activities, which may result in electrical outages in the Town of New Castle. PSCo owns the Project Site that can accommodate the Coal Ridge Substation; this ownership provides overall Project cost savings, allowing Xcel Energy to be prudent to its rate payers.

An existing public trail, the Talbot Trail, is located in road right-of-way (ROW) on the north side of County Road 335 adjacent to the Colorado River within the Town of New Castle (Town of New Castle 2025). The Talbot Trail is paved, with a guard rail separating the trail from County Road 335. At the western boundary of the Project Site where the parcel meets County Road 335, the Talbot Trail leaves County Road 335 ROW to follow the Colorado River to the north of the industrial area and County Road 335 and rejoins the County Road 335 ROW east of the industrial area (Figure 1). Xcel Energy understands that County Road 335 and Talbot Trail are maintained by the Town of New Castle.

Other adjacent land uses include an existing Xcel Energy natural gas regulator station and the Riverside Industrial Park to the east. Lands to the south of the Project Site south of County Road 335 are zoned and used for industrial purposes. Xcel Energy's existing 69-kV transmission line is located south of the industrial parcels and County Road 335.

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. Coal Ridge Substation will include an electrical equipment enclosure (EEE), two transformer and bays, breakers, distribution feeder equipment, a deadened transmission pole, two new access driveways off County Road 335, a retaining wall, a security fence to prevent public access, and landscaping to exceed the Town of New Castle requirements and enhance aesthetics (see the Site Plan, Attachment A, and the Landscape Plan, Attachment B). The proposed EEE will enclose electrical equipment and have a concrete foundation. The initial and ultimate buildout of the Coal Ridge Substation are shown in Attachment A. The Coal Ridge Substation will operate at 69kV when brought in service, but will be sized and approved for an increase to 115kV to account for future demand. The substation application also includes capacity approval for a second electric transformer and bay which will be installed at a later date, dictated by electric demand in the Town of New Castle and surrounding areas.

The majority of the substation infrastructure will be approximately 45 feet high, though the shield wire/spike would add additional height as necessary to serve as a lightning protection measure. The maximum height of all substation infrastructure will be 70 feet.

While the maximum height for buildings and structural facilities is 30 feet in the Industrial District, certain types of structures, including transmission towers and other similar projections are not subject to the height limitations (Section 17.72.040 of the Town of New Castle's Code of Ordinances). The substation General Arrangement is shown in the Site Plan, Attachment A. Xcel Energy's substations, including the Coal Ridge Substation, must have the ability to be illuminated in accordance with the National Electric Safety Code. Lighting needed to perform maintenance or emergency repairs will be provided by permanent mounted lights within the Project Site but generally, the substation will not be lit for standard operations. Manual light switches controlling the substation yard lighting will be installed in the EEE enclosure on the property. The lights will be downcast and shielded so that only the substation equipment is illuminated. A lighting layout is provided in the Site Plan, Attachment A.

Two new access driveways will be constructed off County Road 335, and the existing driveway to the parcel will be removed (see the Site Plan, Attachment A). A guard rail will be installed at the edges of the access drives to deter public access from the adjacent public trail.

A portion of the Project Site is located within the 100-year floodplain and 100-year floodway of the Colorado River (Town of New Castle 2009a; Figure 3). The Project Site will be raised between 2 and 4 feet (depending on location) to avoid issues with the floodplain. Aggregate base course will be used for the top 12 inches of fill. Four inches of aggregate yard surfacing (clean rock) will be installed on top of the aggregate base course. Retaining walls will be constructed on the north, east, and west sides of the Project Site (see the Site Plan, Attachment A). Concrete-lined drainage swales will connect to an outlet control structure within the northeastern portion of the Project Site, and a detention pond outlet pipe will connect the outlet control structure to discharge water to the Colorado River to the north; an additional outlet pipe will be located at the west side of the Project Site to discharge water to the Colorado River. Both outlet pipes will be constructed underneath the existing Talbot Trail (see the Site Plan, Attachment A). Xcel Energy will coordinate with the Town of New Castle on a license agreement or easement along portions of the outlet pipes that cross Town of New Castle's property, if required. Xcel Energy will obtain a Grading Permit from the Town of New Castle prior to construction.

1.2 TRANSMISSION LINE

Coal Ridge Substation will connect to Xcel Energy's existing electrical transmission system via a new interconnect to the existing Mitchell Creek to Rifle Ute 69-kV transmission line located south of County Road 335. The interconnect consists of two overhead 69-kV transmission lines extending from the Coal Ridge Substation to the existing transmission line.

Table 1 describes the 69-kV transmission line characteristics, and a representative transmission pole is provided in Attachment A.

Table 1: Typical 69-kV Transmission Line Characteristics

Characteristic	Anticipated Design
Voltage	69 kV
Length	331 feet
Number of poles	1
Typical height	95 feet
Right-of-way (ROW)	60 feet total, 30 feet on either side of the centerline
Material/color	Steel, dark brown in color
Clearance	Maintain all clearances as required by National Electric Safety Code

1.3 DISTRIBUTION LINES

Xcel Energy requests approval of the portions of the underground distribution feeders located within the Project Site as part of this CUP Application. Xcel Energy will request approval, as needed, of the distribution feeders located outside of the Project Site separately. Xcel Energy has an existing franchise agreement with Town of New Castle and will follow the typical process for any distribution feeder work located outside the Project Site. Underground distribution lines will exit the Project Site on the eastern side of the Project Site and will be placed in an easement and connected to the existing distribution system that serves Town of New Castle.

1.4 REGULATORY FRAMEWORK

During the pre-application meeting, the Town of New Castle also indicated that the following additional permits from the Town of New Castle will be required for the Project: stormwater/floodplain permits for proposed stormwater discharge outlets, an Access Permit for proposed driveways, and a Grading Permit for construction at the Project Site. Xcel Energy understands that prior to issuing the Conditional Use Certificate, which serves as a Notice to Proceed with construction, the Watershed Permit, Access Permit, and Grading Permit must be approved pursuant to Section 17.84.040 E of Town of New Castle's Code of Ordinances. Xcel Energy will obtain a Right-of-Way Permit for construction work to be performed in County Road 335 ROW if requested by the Town of New Castle. Xcel Energy will obtain all permits and approvals for the Project which are required prior to construction.

2. APPLICATION (17.84.020.A)

2.1 APPLICANT CONTACT INFORMATION

The applicant's contact information is as follows.

Applicant:
Jennifer Chester
Senior Manager, Siting and Land Rights
Xcel Energy
3500 Blake Street
Denver, CO 80205
Ph: 303-285-6533

Project Coordination:
Cory Miller
Principal Agent, Siting and Land Rights
Xcel Energy
3500 Blake Street
Denver, CO 80205
Ph: 303-285-6765

2.2 WRITTEN CONSENT OF THE OWNER

PSCo is the fee owner of parcel number 212331400012. PSCo, as the applicant and property owner, has signed the Land Development Application Form (Attachment C), therefore providing written consent of the property owner. A notarized Statement of Authority from Xcel Energy to certify the authority of Jennifer L. Chester, Senior Manager, Siting and Land Rights, to act on behalf of Xcel Energy is provided as Attachment D.

2.3 APPLICATION FORM

The completed Land Development Application Form is provided as Attachment C.

3. SITE PLAN (17.84.020.A.1)

The Site Plan is provided as Attachment A.

4. ANTICIPATED SCHEDULE FOR DEVELOPMENT (17.84.020.A.2)

Construction of Coal Ridge Substation is anticipated to begin in 2026 and be completed in 2027. Decommissioning of the existing New Castle Substation will occur once Coal Ridge Substation is placed in service. See Table 2 for the Anticipated Project Schedule. See Section 5.1 for a description of the construction process.

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)

It is anticipated that one 12-hour shift per day (Monday through Saturday) will be worked during Project construction, but additional hours may be required. This will be during daylight hours, early morning to early evening. If additional hours are anticipated for shift work, a 24-hour work permit will be obtained from the Town of New Castle.

5. OTHER INFORMATION TO SUPPORT THE APPLICATION (17.84.020.A.3)

5.1 CONSTRUCTION PROCESS

5.1.1 Construction Phases

Construction of the Coal Ridge Substation and transmission line interconnection will occur in phases, generally including the following: access drive construction, grading, site/ROW preparation; installation of best management practices (BMPs); equipment mobilization and material delivery; foundation construction; transmission pole placement and installation; conductor wire stringing and electrical equipment installation; and land restoration.

Vegetation management within the Project Site and transmission line ROW will be required prior to, or in conjunction with, construction. Trees and tall vegetation growing within or near the Project Site and transmission line ROW can cause downed lines, power outages and wildfire. Vegetation management involves the use of various types of treatment including removing, pruning, and mowing vegetation and the treatment of vegetation with herbicides to ensure safe operations.

The Project Site will be raised between 2 and 4 feet (depending on location) to avoid issues with the floodplain. This work and grading activities will be required prior to construction. Once pre-construction preparation work has been completed, work on the Substation foundation will begin. The replacement Substation foundations will consist of anchor bolt foundations. The depth of the foundation will be based upon the subsurface conditions.

Following grading and foundation installation, steel equipment support structures will be erected on site. Electrical equipment (circuit breakers, disconnect switches and bus work, capacitor banks, surge arresters, SSVTs, line traps, insulators, steel support structures, static masts for lightning protection, and EEE containing control and communication devices) will be installed after the foundations and support structures are in place. Construction of the retaining wall and fence will follow. Equipment testing and placing in service will occur after construction is complete.

Following Substation construction, work on the interconnection will begin. Holes will be augured for transmission poles. Once holes are augured, the poles are set and backfilled. Some poles may require foundations that are set in the augured holes with a concrete enforced steel cage. Transmission poles will be placed in the holes or on the foundation using a crane. Ground installation of poles involves first assembling poles at the Project Site, which will be used as a material staging area during construction. Helicopters will not be used for installation of either the substation or the transmission poles.

Following setting of the transmission poles, conductor wire is strung using a temporary pulley system which is attached to the insulators. Pulling/tensioning sites are required at specific angles, so the conductor wire is pulled in line with the poles, remaining in alignment. Other equipment including bird diverters, spacers, and galloping devices are also installed as needed.

Throughout construction, wind erosion control BMPs, including the application of water or other dust palliatives, will be implemented as required. Following construction, all areas not needed for ongoing operations and maintenance will be restored as soon as practicable and in coordination with the landowner. Restoration and installation of permanent landscaping at the Project Site will be completed after construction and final grading is complete.

Once the Coal Ridge Substation is placed in service, the existing New Castle Substation will be decommissioned. Decommissioning activities include the full removal of all substation components including transformers, breakers, and bus work. Hazardous materials such as transformer oil will be disposed of in compliance with all applicable federal, state, and local regulations. To prevent power disruptions during the

decommissioning of New Castle Substation and placing the Coal Ridge Substation in service, a temporary fly line will be installed to maintain power to customers.

5.1.2 Construction Traffic

Xcel Energy will utilize the two new access driveways that will be constructed off County Road 335 to access the Project Site during construction. Temporary access off County Road 335 will only be required for crews to walk in and access the transmission pole locations for pole installation. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities.

Construction activities will require the temporary closure of the Talbot Trail during construction of the retaining wall and outlet pipes to discharge water to the Colorado River (see the Site Plan, Attachment A). It is anticipated that Xcel Energy will close the trail for 3-4 months. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction.

5.2 OPERATIONS

Coal Ridge Substation will be an unstaffed facility and visits from personnel will be limited to inspection and maintenance activities once construction is completed. Operation of the substation and transmission line will not interfere with continued use of the surrounding areas. The Project will be operated and monitored remotely 24 hours a day, 7 days a week, 365 days a year to provide safe and reliable electric service.

5.3 INDUSTRIAL ZONE DISTRICT REQUIREMENTS (17.52.060)

The Project will comply with the Industrial zone district requirements of Section 17.52.060 of the Town of New Castle Code of Ordinances. A description of Project compliance with each requirement of Section 17.52.060 of the Town of New Castle Code of Ordinances is provided in the subsequent sections.

5.3.1 Fencing (17.52.060.A)

Coal Ridge Substation will be enclosed by a 10-foot-high galvanized chain link security fence with mesh fabric integrated into the fencing for screening.

5.3.2 Material Loading and Unloading (17.52.060.B)

All loading and unloading of materials will be conducted on the Project Site.

5.3.3 Nuisances (17.52.060.C)

Odor, glare, nuisance vibrations, or smoke are not anticipated during construction or operation of the Project. Construction-related noise will result in temporary short-term increases in noise where and when construction is taking place. Short-term noise is anticipated from construction equipment such as auguring machines, cranes, heavy machinery, and trucks. Construction vehicles and equipment will be maintained in proper operating condition and equipped with manufacturers' standard noise control devices (e.g., mufflers or engine enclosures).

Indirect effects from post-construction activities, which include the noise from transmission line inspections and maintenance activities are anticipated to be negligible because of their short duration and infrequency. During operations, noise from the substation and transmission line will remain at or below the 80 dBA-weighted decibel sound limitations required within industrial zone districts per Colorado Revised Statutes 25-12-101 et seq.

Short-term air quality effects are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust, construction equipment exhaust (fumes), and clearing and preparing areas for construction (dust). Dust will be suppressed using the application of water or other dust palliatives. Operation and maintenance activities are not anticipated to produce fumes or dust.

Electric and magnetic fields (EMF) exist wherever electricity is produced or used, including around any electric appliance or wire that conducts electricity. Electric fields are created by voltage — the higher the voltage, the stronger the field. Anytime an electric appliance is plugged in, even if it is not on, an electric field is created in its vicinity. Electric fields are easily blocked by walls, trees, clothes, and skin. The further the distance from the source of the electric field, the weaker it becomes. Electric and magnetic fields extend outward from the conductor wire and decrease rapidly with distance from the conductor. The Coal Ridge Substation and interconnection will be designed, constructed, operated, and maintained to meet or exceed applicable standards of design and performance set forth in the National Electric Safety Code.

Construction, operation, and maintenance activities will comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. Activities will follow BMPs for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment.

During construction, enclosed containment will be provided for trash disposal. Construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed and taken to a disposal facility authorized to accept such materials.

5.3.4 Landscaping and Screening (17.52.060.D)

As described in Section 5.3.a, the security fence will include mesh fabric integrated into the fencing for screening of the Coal Ridge Substation.

Landscaping at Coal Ridge Substation will exceed the requirements of Section 17.52.060.D of the Town of New Castle Code of Ordinances (see the Landscape Plan, Attachment B). The Code requires the Project Site to be “screened with trees and shrubs on at least twenty-five (25) percent of their private property lines”, equating to approximately 360 linear feet of landscaping (Town of New Castle 2024). Approximately 503 linear feet of landscaping is proposed to be installed on the north and west sides of the Project Site, north of the retaining wall and guard rail that will be constructed. 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, for a maximum of two years.

Visual Simulations of Project facilities, including proposed landscaping, from various locations along the Talbot Trail adjacent to the Project Site is provided as Attachment E.

It is not anticipated the Project will negatively impact the character of the surrounding area or create new significant visual disturbances for several reasons: (1) the Project will be built within and adjacent to current industrial land uses; (2) the proposed landscaping adds significant vegetative cover on the north and west sides of the Project Site adjacent to the Talbot Trail; and (3) the mesh fabric within the security fencing will minimize negative visual impacts. Any visual disturbance resulting from Project construction vehicles and equipment will be temporary.

5.4 SETBACK REQUIREMENTS (17.52.080)

The Project will comply with the Industrial zone district setback requirements of Section 17.52.060 of the Town of New Castle Code of Ordinances, as shown in the Site Plan (Attachment A).

6. ADJACENT PROPERTY OWNERS (17.84.020.B)

A list of the names and addresses of owners of property located within two hundred fifty (250) feet of the Project Site is provided as Attachment F.

7. ADDITIONAL INFORMATION REQUESTED BY PLANNING COMMISSION (17.84.020.C)

Xcel Energy understands that upon review of the application, the Planning Commission may determine that additional information needed to evaluate the application. Xcel Energy will provide additional information upon request.

8. APPROVAL CRITERIA AND CONDITIONS (17.84.050)

The following sections describe Project compliance with the conditional approval criteria in Section 17.84.050 of the Town of New Castle's Code of Ordinances.

8.1 IS ELIGIBLE FOR CONDITIONAL REVIEW UNDER SECTION 17.84.040 (17.84.050.A.1)

As determined during the pre-application meeting with the Town of New Castle, the Project is eligible for conditional review under Section 17.84.040 of the Town of New Castle's Code of Ordinances.

8.2 IS GENERALLY COMPATIBLE WITH ADJACENT LAND USES (17.84.050.A.2)

The Project is compatible with the adjacent industrial and utility land uses, including the Riverside Industrial Park. Adjacent land uses include an existing Xcel Energy natural gas regulator station to the east. Parcels to the south of the Project Site south of County Road 335 are zoned and used for industrial purposes. Xcel Energy's existing 69-kV transmission line is located south of the industrial parcels and County Road 335 and its existing New Castle Substation is located approximately 0.5 mile west of the Project Site. There are also existing distribution lines running on the north and south side of County Road 335 in this area.

Construction of the Project may result in temporary traffic impacts to County Road 335 as described in Section 5.1.2. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities.

Construction activities will require the temporary closure of the Talbot Trail, as described in Section 5.1.2, for approximately 3-4 months. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction.

The Project is compatible with the adjacent open space and Talbot Trail. Following construction, the Project will not impact the use of the Talbot Trail adjacent to the

Project Site. Aside from the transmission pole foundation footprints, areas under and around the transmission line will remain unchanged.

8.3 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 (17.84.050.A.3)

This application includes all of the components of the CUP application requirements outlined in Section 17.84.020 of the Town of New Castle's Code of Ordinances. Xcel Energy is requesting approval of the Project in accordance with the procedures applicable to approval of a conditional use under Chapter 17.84 of the Town of New Castle's Code of Ordinances.

See the response to Section 8.2 regarding impact to adjacent properties and traffic flow.

8.4 IS CONSISTENT WITH THE COMPREHENSIVE PLAN (17.84.050.A.4)

The Project is consistent with the Town of New Castle Comprehensive Plan (Comprehensive Plan; Town of New Castle 2009b). A summary of Project consistency with the Guiding Principles of the Comprehensive Plan is described in the subsequent text.

Guiding Principle 1: Community Growth

The Town of New Castle and surrounding areas continue to experience residential and commercial growth that has increased the demand for electricity. Additionally, the existing New Castle Substation must be replaced because it has reached the end of its safe and useful operational life and it is unsuitable for expansion. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver safe and reliable electric power to existing and future customers in the Town of New Castle and other surrounding areas. This Project supports continued development and success of the Town of New Castle as it will strengthen the electric system and be able to accommodate future growth. The Coal Ridge Substation will operate at 69kV when brought in service, but will be sized to increase within its approved capacity to 115kV to account for future demand. The second electric transformer and bay will be installed at a later date, dictated by electric demand that is anticipated in the Town of New Castle and surrounding areas. It should be noted that the existing New Castle Substation is located on property that is too small and lacks expansion capacity to accommodate the addition of a future transformer.

The Project is compatible with the adjacent industrial and utility land uses and following construction the Project will be compatible with the adjacent open space and Talbot Trail, as described in Section 8.2.

Guiding Principle 2: Infrastructure

The Project provides the necessary electrical infrastructure to 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.

The Project creates no additional demand for water, wastewater treatment, or transportation infrastructure.

Guiding Principle 3: Recreation and Tourism

Construction activities will require the temporary closure of the Talbot Trail as described in Section 5.1.b. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction. Following construction, the Project will not impact the use of the Talbot Trail adjacent to the Project Site.

Guiding Principle 4: Transportation

The Project creates no additional demand for transportation infrastructure. Xcel Energy will utilize the two new access drives that will be constructed off County Road 335 to access the Project Site during construction. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities. Following construction, no transportation impacts are anticipated.

See the response to Guiding Principle 3 regarding temporary impacts to Talbot Trail.

Guiding Principle 5: Housing

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.

No residential housing is located in the vicinity of the Project. Following construction, the Project will be compatible with the adjacent open space and Talbot Trail, as described in Section 8.2.

Guiding Principle 6: Parks, Open Space & Trails

See the response to Guiding Principle 3.

Guiding Principle 7: Economy

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. This Project will ensure continued delivery of economic, safe, and reliable electric service to customers in the Town of New Castle. This Project supports continued development and success of the Town of New Castle as it will strengthen the electric system for current customers, and also be able to accommodate future growth.

Guiding Principle 8: Natural Environment

Construction activities will follow BMPs for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment. Construction and operation of the Project is not anticipated to impact wildlife habitat, dark night sky, or riparian corridors.

Short-term air quality effects are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust. Dust will be suppressed using the application of water or other dust palliatives. Operation and maintenance activities are not anticipated to produce fumes or dust.

The Project design includes landscaping and screening to minimize visual impacts as described in Section 5.3.d and the Landscape Plan (Attachment B).

The Project Site will be stabilized to mitigate issues with the floodplain as described in Section 1.1 and the Site Plan (Attachment A).

Guiding Principle 9: Mineral Extraction & Energy Development

The Project will have no effect on the extraction of natural resources and energy development.

Guiding Principle 10: Historic Downtown

The Project will have no negative effect on the historic downtown. 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.

Guiding Principle 11: Schools

The Project will have no effect on schools. 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.

Guiding Principle 12: Community Design

The Project will have no effect on community design. 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.

Guiding Principle 13: Community Gateways

The Project will have no negative effect on community gateways. The decommissioning of the existing New Castle Substation will remove the improvement within the Town of New Castle boundaries, along County Road 335 opening up and enhancing the gateway area.

Guiding Principle 14: Intergovernmental Coordination & Cooperation

The Project will have no effect on intergovernmental coordination. Xcel Energy will obtain all permits and approvals for the Project required prior to construction.

8.5 THE TOWN HAS THE CAPACITY TO SERVE THE PROPOSED USE WITH WATER, SEWER, FIRE AND POLICE PROTECTION (17.84.050.A.5)

The Project creates no additional demand for water, sewer, fire, or police protection, as it is a replacement and expansion of the nearby existing New Castle Substation. No new or upgraded public services or facilities are anticipated to be needed to serve the Project. The Project creates no additional demand for transportation infrastructure, educational facilities, housing, water, wastewater treatment or public transportation.

9. IN CONSIDERING AN APPLICATION FOR A CONDITIONAL USE, THE TOWN COUNCIL MAY IMPOSE CONDITIONS ON THE APPLICATION TO ENSURE COMPLIANCE WITH THIS SECTION (17.84.050.B)

Xcel Energy understands that the Town Council may impose conditions of approval on the application to ensure compliance with the Conditional Use Permit requirements.

10. REFERENCES

Town of New Castle. 2009a. Flood Plain – Address Map. Available online at: https://www.newcastlecolorado.org/media/1496. Accessed July 2025.

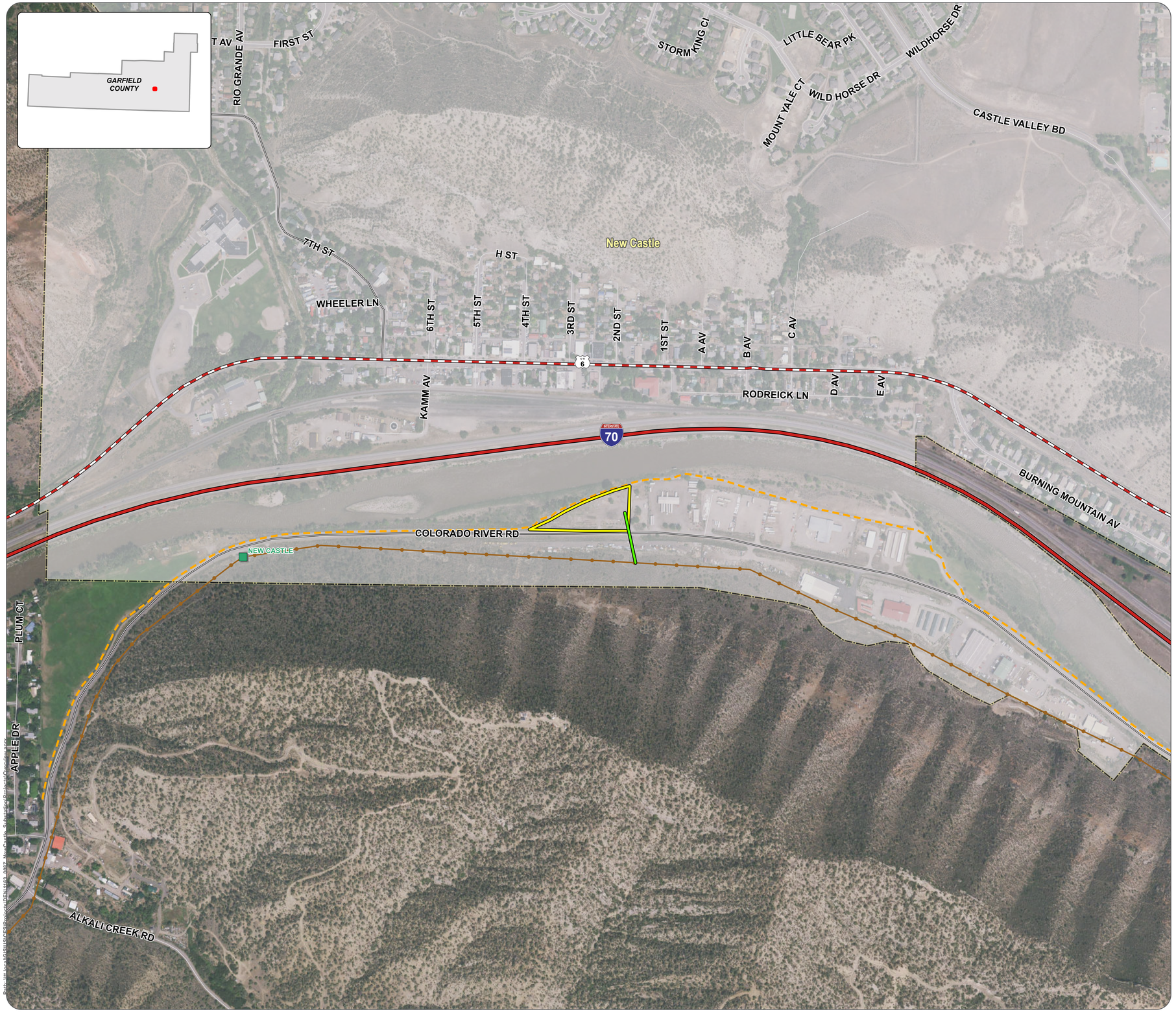
Town of New Castle. 2009b. Town of New Castle Comprehensive Plan. Available online at: https://www.newcastlecolorado.org/media/2706. Accessed July 2025.

Town of New Castle. 2024. Town of New Castle's Code of Ordinances. Available online at: https://library.municode.com/co/new_castle/codes/code_of_ordinances. Accessed July 2025.

Town of New Castle. 2025. Trails. Available online at: https://www.newcastlecolorado.org/todo/page/trails. Accessed July 2025.

Figures

Figure 1: Vicinity Map
Figure 2: Zoning Map
Figure 3: Water Resources Map



LEGEND

- Proposed Substation Site
- Transmission Line Interconnection

Existing Electric Infrastructure
(HIFLD, 2023)

- Public Service Company of Colorado Substation
- 69kV Transmission Line

Transportation
(CDOT, 2023)

- Interstate
- U.S. Highway
- Local Road
- North Talbot Trail

Boundary
(CO DOLA, 2023)

- City of New Castle

Xcel Energy®

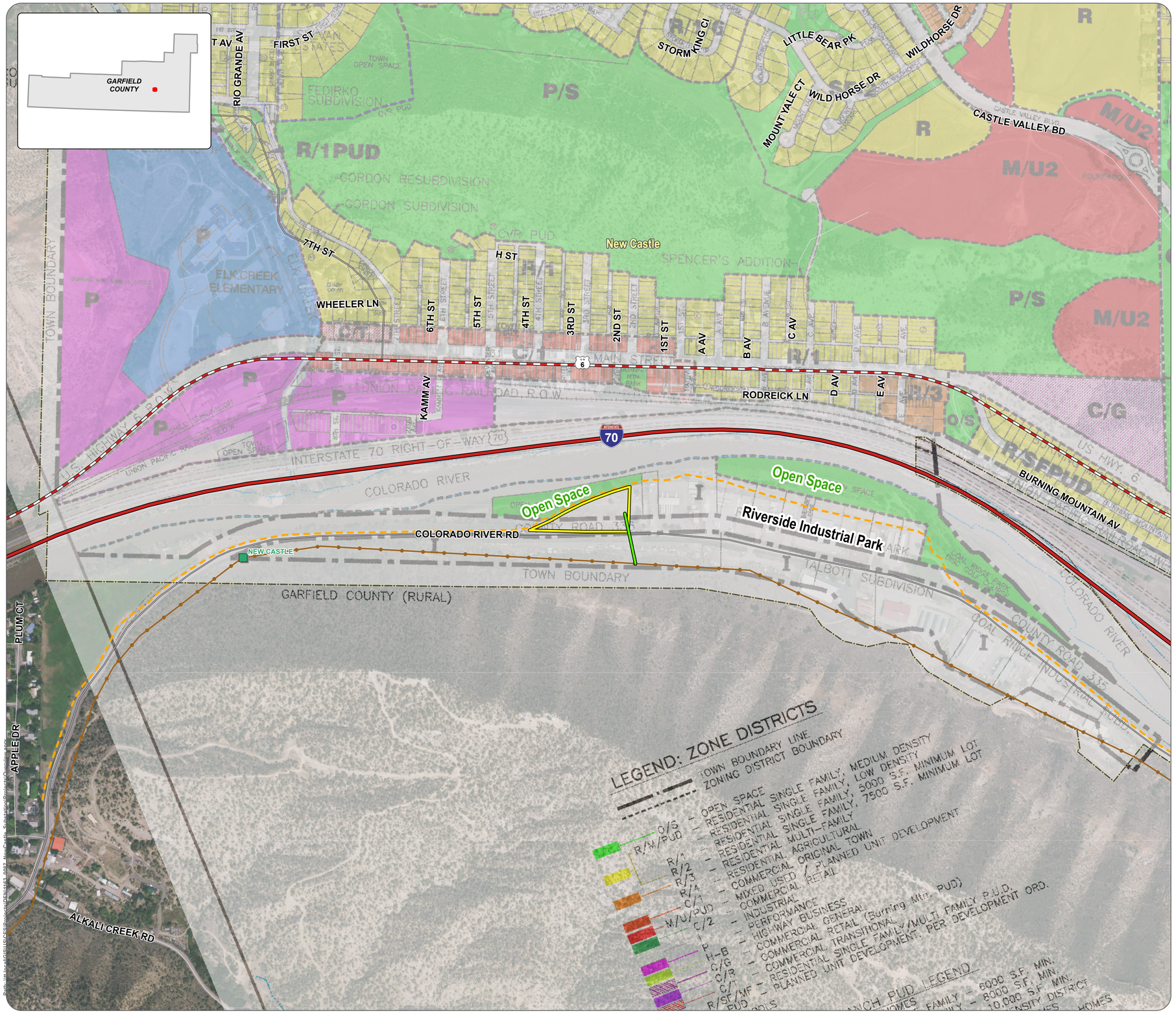
0 500 1,000 US Feet

NOT FOR CONSTRUCTION

Revised | 9/15/2025

Coal Ridge Substation Project

Vicinity Map



LEGEND

- Proposed Substation Site
- Transmission Line Interconnection

Existing Electric Infrastructure
(HIFLD, 2023)

- Public Service Company of Colorado Substation
- 69kV Transmission Line

Transportation
(CDOT, 2023)

- Interstate
- U.S. Highway
- Local Road
- North Talbot Trail

Boundary
(CO DOLA, 2023)

- City of New Castle

*** Zoning**
2013 New Castle Zoning Map

Xcel Energy®

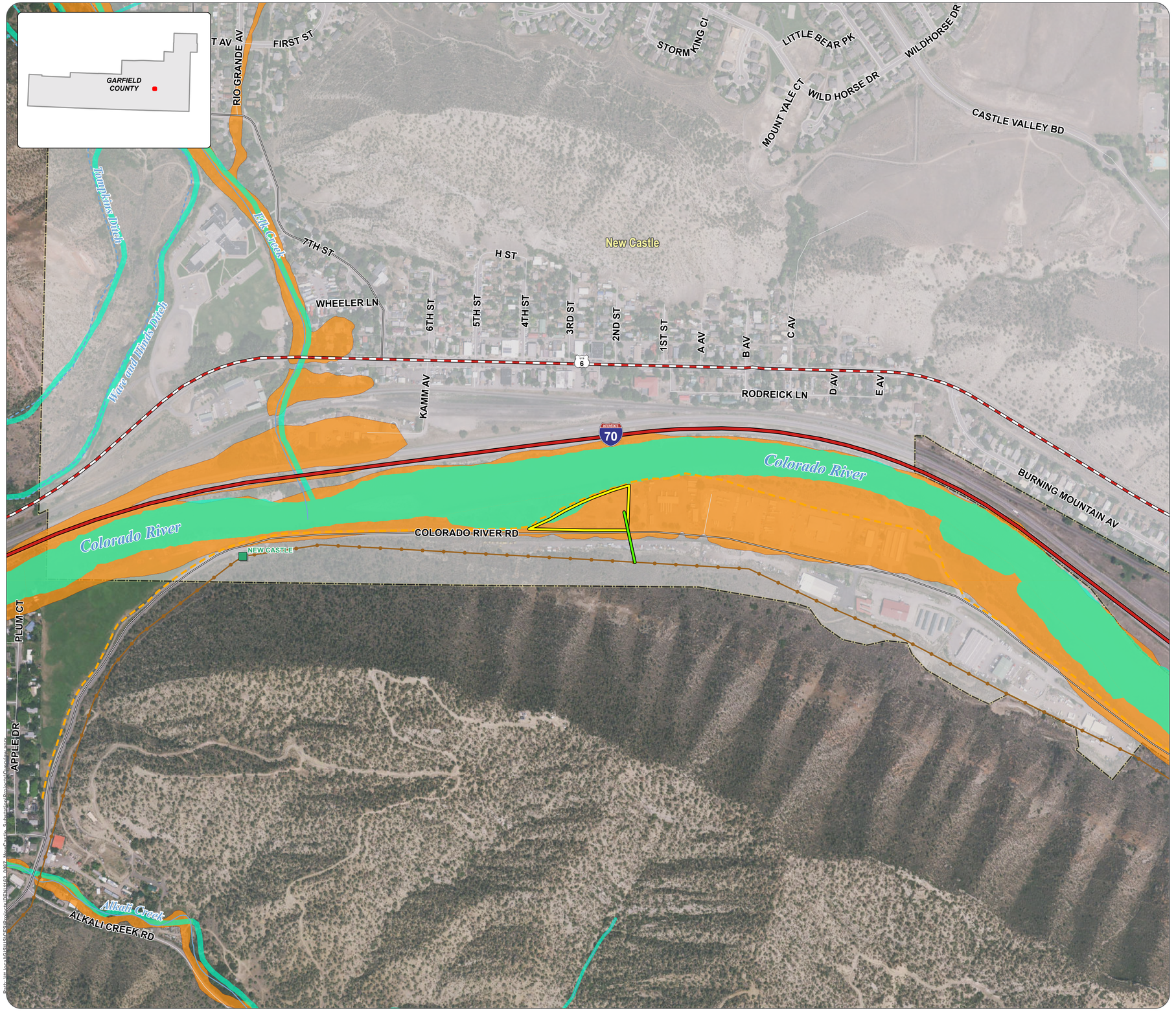
0 500 1,000 US Feet

NOT FOR CONSTRUCTION

Revised | 9/16/2025

New Castle Zoning Map

Coal Ridge Substation Project



LEGEND

- Proposed Substation Site
- Transmission Line Interconnection

Existing Electric Infrastructure
(HIFLD, 2023)
- Public Service Company of Colorado Substation
- 69kV Transmission Line

Transportation
(CDOT, 2023)
- Interstate
- U.S. Highway
- Local Road
- North Talbot Trail

Boundary
(CO DOLA, 2023)
- City of New Castle

Water Resources
(Garfield County 2025, NHD 2024, NWI 2024)
- Perennial Stream
- Intermittent Stream
- Canal Ditch
- NWI Wetland
- FEMA Floodplain

Xcel Energy®

0 500 1,000 US Feet

NOT FOR CONSTRUCTION

Revised | 9/15/2025

Coal Ridge Substation Project

Water Resources Map

ATTACHMENT A: SITE PLAN

NORTH

N

PROPOSED DETENTION POND OUTLET PIPE (OUTLET TO RIVER). PIPE TO BE INSTALLED UNDER SIDEWALK.

EXISTING SIDEWALK

PROPOSED EDGE OF DETENTION POND

PROPERTY AREA = 1.75 ACRES

PROPOSED CONCRETE LINED SWALE

PROPOSED 100 YEAR FLOODPLAIN

PROPOSED RETAINING WALL (RANGES FROM 0' TO 8' TALL)

PROPOSED PIPE (OUTLET TO RIVER). PIPE TO BE INSTALLED UNDER SIDEWALK.

PROPERTY OWNED BY THE TOWN OF NEW CASTLE (OPEN SPACE)

PROPOSED GUARD RAIL

GRAVEL EXTENSION FOR CONSTRUCTION ONLY

PROPOSED RETAINING WALL (RANGES FROM 0' TO 8' TALL)

PROPOSED FUTURE EQUIPMENT (FOR ULTIMATE BUILD OUT)

PROPOSED BOX STRUCTURES (MAX HEIGHT = 50 FT)

PROPOSED BOX STRUCTURES (MAX HEIGHT = 70 FT)

PROPOSED ELECTRICAL EQUIPMENT ENCLOSURE (EEE) - LESS THAN 15' TALL

PROPOSED TRANSFORMER (MAX HEIGHT = 30 FT)

PROPOSED PARKING AREA

PROPOSED OUTLET CONTROL STRUCTURE

PROPERTY OWNED BY PSCO

PROPOSED CONCRETE LINED SWALE

PROPOSED EDGE OF DETENTION POND

PROPOSED 10' TALL,GALVANIZED CHAIN LINK FENCE TO BE MOUNTED TO TOP OF RETAINING WALL

PROPOSED TRANSMISSION STRUCTURE (MAX HEIGHT = 100 FT)

PSCO GAS REG STATION

PROPOSED RETAINING WALL (RANGES FROM 0' TO 8' TALL)

EXISTING DRIVEWAY TO BE REMOVED

PROPOSED CONCRETE DRIVEWAY (INGRESS AND EGRESS)

INSTALL FENCE SIGNS (SEE NOTE 2)

PROPOSED 10' TALL,GLAVANIZED CHAIN LINK FENCE

EXISTING DRIVEWAY TO BE REMOVED

PROPOSED CONCRETE DRIVEWAY (INGRESS AND EGRESS)

S74° 28' 39.20"W 89.77

14.3' (SETBACK)

6.4' (SETBACK)

S69° 56' 39.20"W 151.00

S65° 20' 44.20"W 130.34

S58° 29' 39.20"W 75.00

13.34' (SETBACK)

13.62' (SETBACK)

S64° 07' 39.20"W 156.00

S72° 57' 39.20"W 21.77

S86° 14' 06.12"E 38.94

N1° 55' 16.80"W 237.04

N89° 00' 21.20"E 541.11

11.07' (SETBACK)

27.09'

125.3'

214.94'

115.48'

28.18'

44.16' (HWY 335 SETBACK)

31.18' (FENCE TO EQUIPMENT)

15'

35'

0 30' 60'

SCALE IN FEET

GENERAL NOTES:

1. DESIGN / OPERATION OF THE FACILITY WILL COMPLY WITH THE PERFORMANCE STANDARDS OUTLINED IN SECTION 17.72.090 OF THE TOWN OF NEW CASTLE CODE OF ORDINANCES.
2. PERIMETER SIGNS SHALL BE PLACED AT 40' INTERVALS ALONG THE FENCE LINE. SEE FENCE DETAILS & BELOW FOR XCEL'S PROPOSED FENCE SIGNS.
3. XCEL'S STANDARD 10' TALL, GALVANIZED CHAIN LINK FENCE IS SHOWN IN THE FENCE DETAILS.

4'-2"

2'-4"

COAL RIDGE SUBSTATION
XXXX
NEW CASTLE, CO 81647
N 39° 34' 8.22"
W 107° 31' 56.41"

TYPICAL NAME PLATE SIGN DETAIL
NOT TO SCALE

20"

14"

NOTICE
No Trespassing
Private Property
Trespassers will be Prosecuted
State law prohibits trespassing on this Property
Xcel Energy

TYPICAL NO TRESPASSING SIGN DETAIL
NOT TO SCALE

14"

12"

WARNING
Keep Out
ADVERTENCIA

TYPICAL WARNING SIGN DETAIL
NOT TO SCALE

MASTER LEGEND

- PROPERTY LINE
- NEW EDGE OF SUBSTATION PAD / ACCESS ROAD
- NEW EDGE OF SUBSTATION SHOULDER
- TOP OF SLOPE
- DITCH / SWALE BOTTOM OF SLOPE
- WETLAND BOUNDARY
- NEW 10' TALL CHAIN-LINK FENCE WITH 1" MESH
- NEW OVERHEAD ELECTRIC LINES
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING UTILITY POLE GUY WIRE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND GAS
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- NEW DRAINAGE DITCH CENTERLINE
- PARKING AREA
- EXISTING DRAINAGE DITCH CENTERLINE
- SUBSTATION PAD / ACCESS ROAD
- NEW CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BUILDINGS
- BENCHMARK / MONUMENT
- PROPERTY CORNER
- NEW TRANSMISSION POLE
- EXISTING TRANSMISSION POLE
- NEW UTILITY / SERVICE POLE
- EXISTING UTILITY / SERVICE POLE

COAL RIDGE SUBSTATION
911 ADDRESS:
6385 COUNTY ROAD 335
NEW CASTLE, CO 81647
GPS COORDINATES:
N 39° 34' 08.01"
W 107° 31' 56.96"

REV	DATE	WBS 4	REVISION DESCRIPTION

REV	DATE	WBS 4	REVISION DESCRIPTION

REV	DATE	WBS 4	REVISION DESCRIPTION
0A	2026/02/27	A.0000103.004.001.003	EXHIBIT

BURNS McDONNELL
PERMITTING

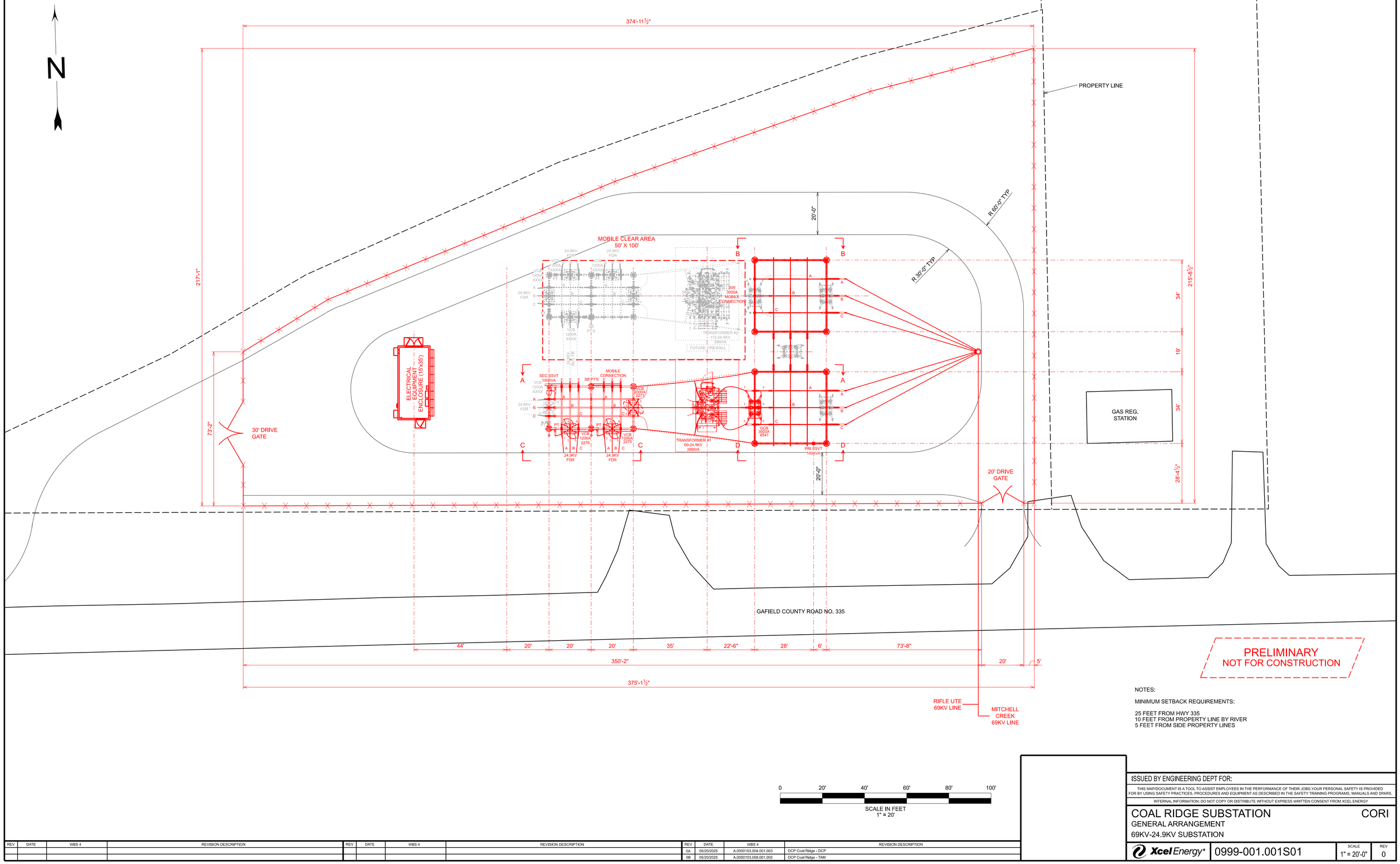
ISSUED BY ENGINEERING DEPT FOR: PERMITTING

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.
INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

COAL RIDGE SUBSTATAION — COAL
CONTOUR AND GRADING LAYOUT
OVERALL SITE AND EXISTING CONDITIONS PLAN

Xcel Energy® | EXHIBIT | SCALE 1"=30'-0" | REV 0

7/11/2023 11:54:08 AM



PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

MINIMUM SETBACK REQUIREMENTS:

25 FEET FROM HWY 335
10 FEET FROM PROPERTY LINE BY RIVER
5 FEET FROM SIDE PROPERTY LINES

0 20' 40' 60' 80' 100'

SCALE IN FEET
1" = 20'

REV	DATE	WBS 4	REVISION DESCRIPTION

REV	DATE	WBS 4	REVISION DESCRIPTION

REV	DATE	WBS 4	REVISION DESCRIPTION
0A	05/20/2025	A.0000103.004.001.003	DCP Coal Ridge - DCP
0B	05/20/2025	A.0000103.008.001.002	DCP Coal Ridge - TAM

ISSUED BY ENGINEERING DEPT FOR:

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.

INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

COAL RIDGE SUBSTATION

CORI

GENERAL ARRANGEMENT

69KV-24.9KV SUBSTATION

Xcel Energy®

0999-001.001S01

SCALE: 1" = 20'-0"

REV: 0

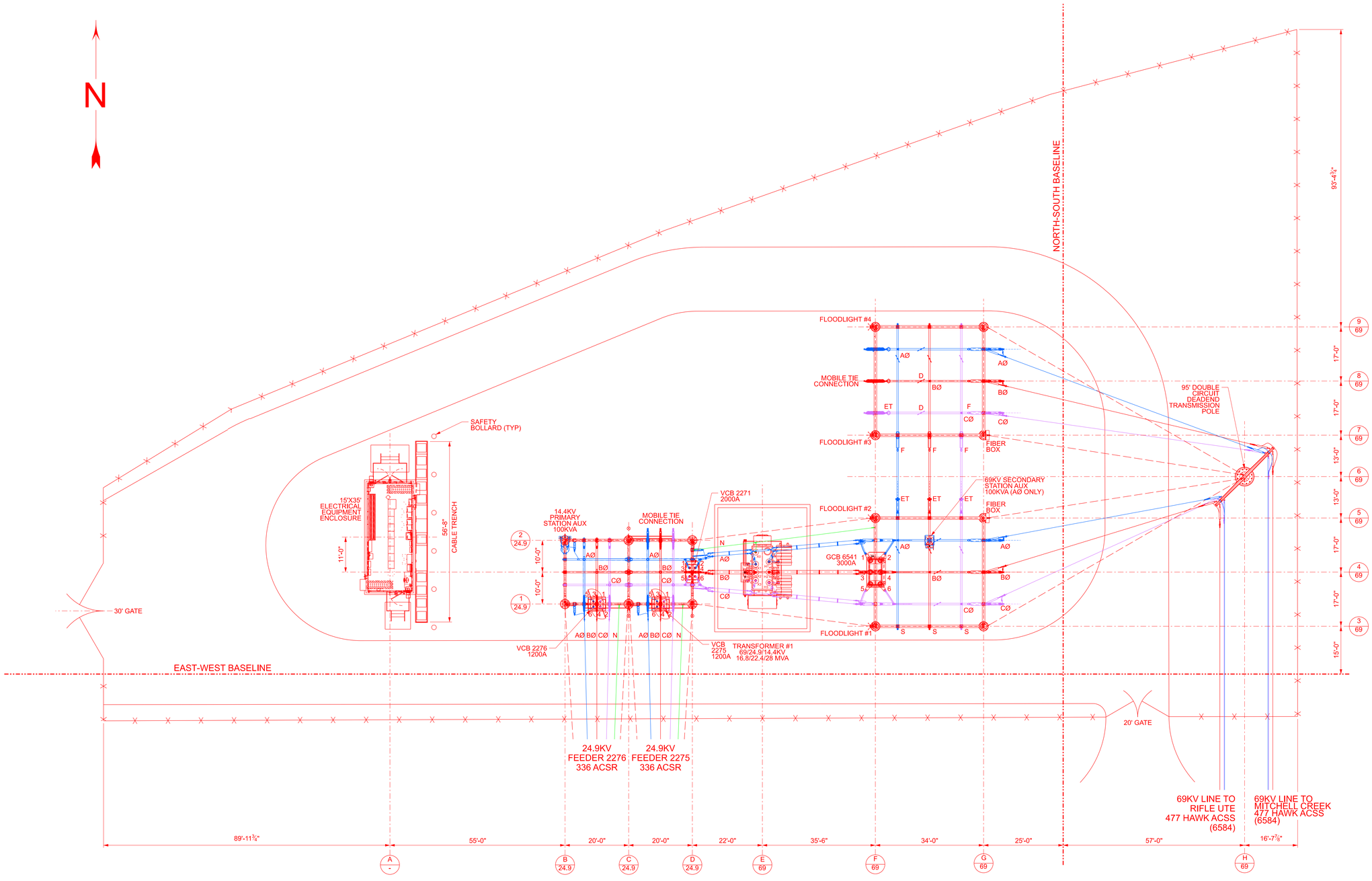
N

LEGEND

- FLOODLIGHT
- STATIC WIRE
- CHAINLINK FENCE
- BASELINE
- COLUMN NUMBER (X / 115)

FLOODLIGHTS 1-4 SPECIFICATION

MANUFACTURER/ PART #	WATTAGE	LUMENS	COLOR TEMP.	LIGHT COLOR
RAB / X17XFU35	35 W	5,034 LUMENS	3000K 4000K 5000K	BRONZE



10' 5' 0 10' 20'
1/16"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

911 ADDRESS
6385 COUNTY ROAD 335
NEW CASTLE, CO 81647
LATITUDE: 39°34'8.41" N
LONGITUDE: 107°31'57.77" W

THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

ISSUED BY ENGINEERING DEPT FOR: PRELIMINARY

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.

INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

COAL RIDGE SUBSTATION
LIGHTING LAYOUT
69/24.9KV SUBSTATION

CORI

Xcel Energy® | 0999-010.001S02 | SCALE 1/16"=1'-0" | REV 0

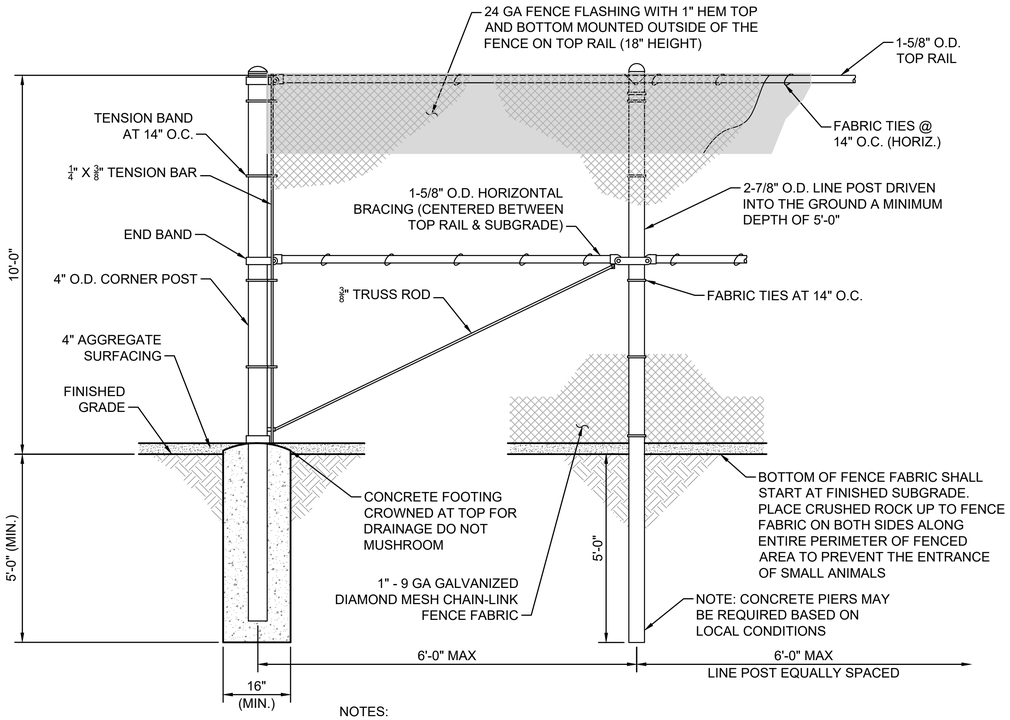
REV	DATE	WBS 4	REVISION DESCRIPTION

REV	DATE	WBS 4	REVISION DESCRIPTION

REV	DATE	WBS 4	REVISION DESCRIPTION
0A		A.0000103.004.001.003	DCP COAL RIDGE - TAM
0B		A.0000103.008.001.002	DCP COAL RIDGE - DCP

9/18/2025 3:50:55 PM

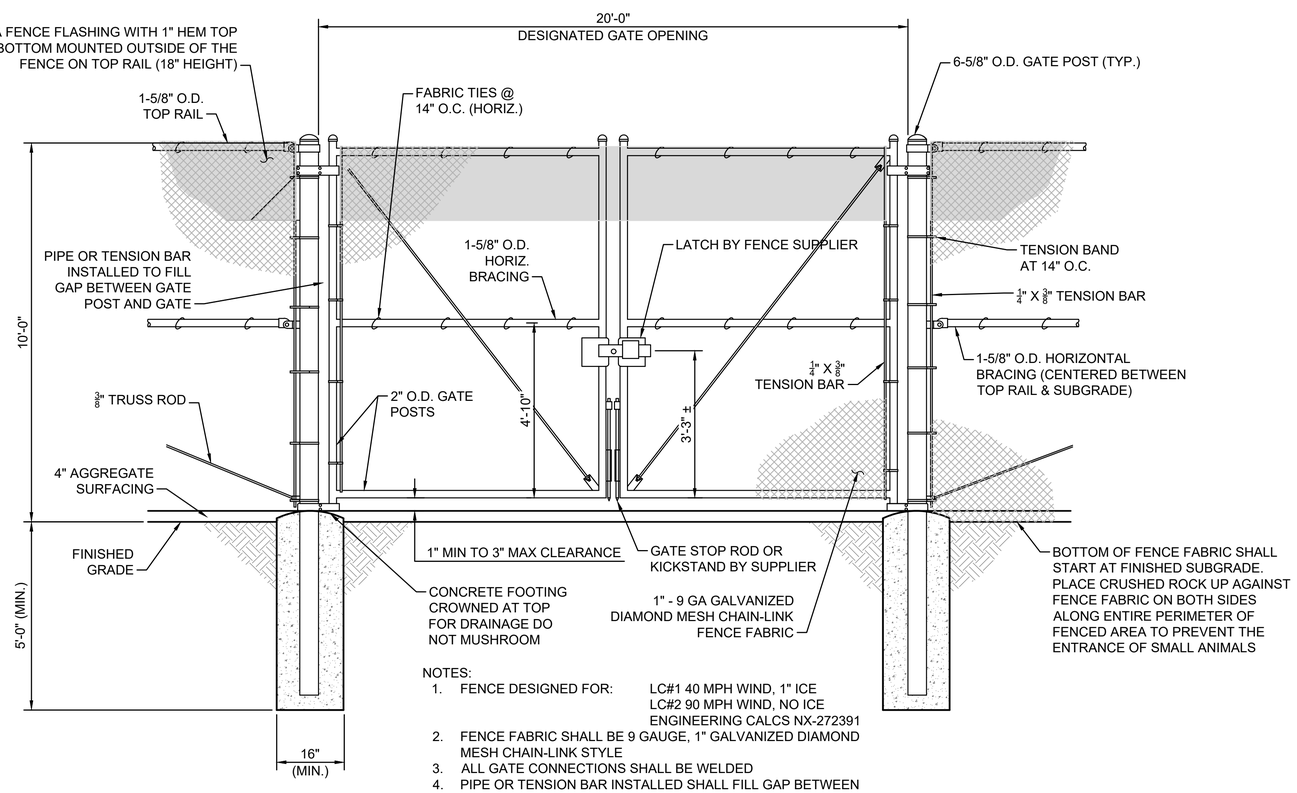
0999-010.001S02.DGN



NOTES:

1. FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE
   LC#2 90 MPH WIND, NO ICE
   ENGINEERING CALCS NX-272391
2. FENCE FABRIC SHALL BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN-LINK STYLE
3. FENCE FLASHING SHALL BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
4. ALL PIPE MATERIAL SHALL BE SCH.40

10' CHAIN-LINK FENCE DETAIL — 1 / X
NOT TO SCALE



NOTES:

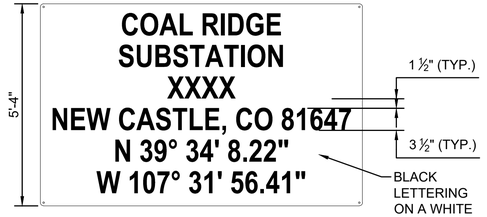
1. FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE
   LC#2 90 MPH WIND, NO ICE
   ENGINEERING CALCS NX-272391
2. FENCE FABRIC SHALL BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN-LINK STYLE
3. ALL GATE CONNECTIONS SHALL BE WELDED
4. PIPE OR TENSION BAR INSTALLED SHALL FILL GAP BETWEEN THE GATE POST & GATE
5. FENCE FLASHING SHALL BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
6. ALL PIPE MATERIAL SHALL BE SCH.40

20' DOUBLE SWING DRIVE GATE — 2 / X
NOT TO SCALE

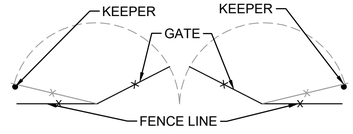
TYPICAL NO TRESPASSING SIGN DETAIL — 3 / X
NOT TO SCALE

TYPICAL WARNING SIGN DETAIL — 4 / X
NOT TO SCALE

911 ADDRESS HAS NOT BEEN ASSIGNED YET AND WILL BE UPDATED BEFORE THE SIGN IS FABRICATED



TYPICAL NAME PLATE SIGN DETAIL — 5 / X
NOT TO SCALE



GATE CATCH LOCATION DETAIL — 6 / -
NOT TO SCALE

BURNS McDONNELL

PRELIMINARY

ISSUED BY ENGINEERING DEPT FOR: PRELIMINARY

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.
INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

XCEL STANDARD FENCE DETAIL

CONTOUR AND GRADING LAYOUT

FENCE DETAILS

Xcel Energy®

SCALE 1/2"=1'-0" | REV 0

REV	DATE	WBS 4	REVISION DESCRIPTION

REV	DATE	WBS 4	REVISION DESCRIPTION

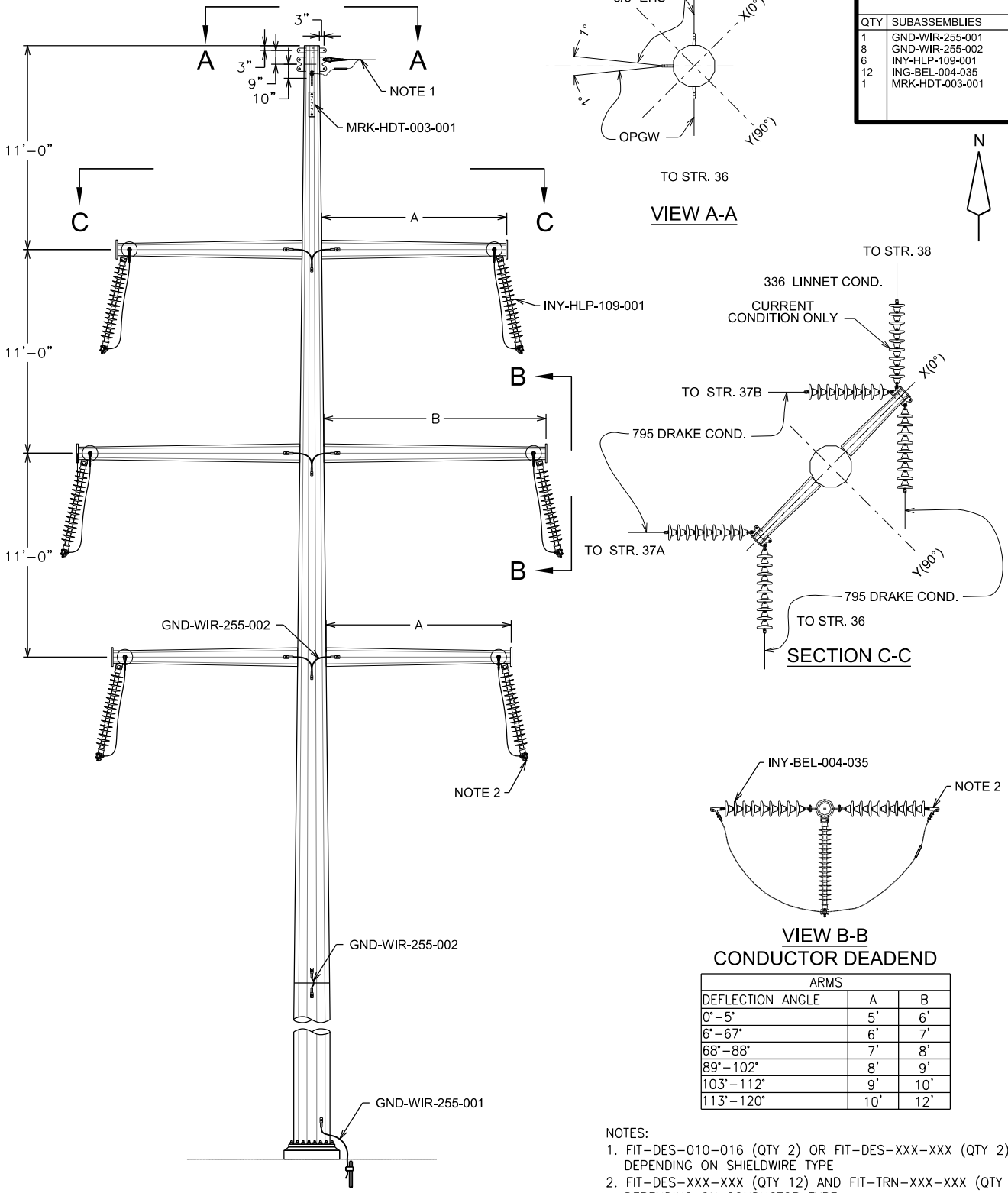
REV	DATE	WBS 4	REVISION DESCRIPTION

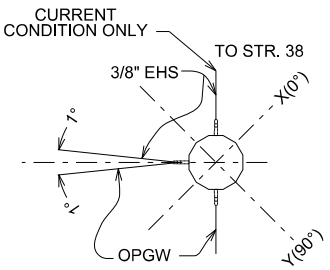
12/22/2023 3:45:11 PM

I:\xx-xxx_01\01\DGN

SYDAHSZM.DGN

ASSEMBLY STR SYDAHS00 FOR STEEL POLES	
QTY	SUBASSEMBLIES
1	GND-WIR-255-001
8	GND-WIR-255-002
6	INY-HLP-109-001
12	ING-BEL-004-035
1	MRK-HDT-003-001





VIEW A-A

SECTION C-C

VIEW B-B

CONDUCTOR DEADEND

ARMS		
DEFLECTION ANGLE	A	B
0°-5°	5'	6'
6°-67°	6'	7'
68°-88°	7'	8'
89°-102°	8'	9'
103°-112°	9'	10'
113°-120°	10'	12'

NOTES:
1. FIT-DES-010-016 (QTY 2) OR FIT-DES-XXX-XXX (QTY 2) DEPENDING ON SHIELDWIRE TYPE
2. FIT-DES-XXX-XXX (QTY 12) AND FIT-TRN-XXX-XXX (QTY 6) DEPENDING ON CONDUCTOR TYPE

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.

INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

DCP TAP - CLOVERLY STR. 37

115kV

DOUBLE CIRCUIT DEADEND

VERTICAL WITH ARMS, ANCHOR BOLT FOUNDATION

Xcel Energy®

SYDAHSZB

SCALE	REV
NONE	0

4/25/2016 10:05:03 AM

ATTACHMENT B: LANDSCAPE PLAN

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL REVIEW ALL LANDSCAPE, GRADING, AND CIVIL DRAWINGS BEFORE STARTING WORK.
2. THE CONTRACTOR SHALL COORDINATE WITH UTILITIES, GRADING, DRAINAGE, PAVING, SLEEVES, AND EROSION CONTROL PER CIVIL PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, PERMITS, TAXES, AND INSURANCE NECESSARY TO COMPLETE THE WORK.
4. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER OR REPRESENTATIVE AT LEAST 7 DAYS BEFORE WORK BEGINS.
5. ALL EARTHWORK AND PLANTING SHALL BE COORDINATED WITH THE OWNER OR REPRESENTATIVE PRIOR TO STARTING.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD DIMENSIONS AND REPORTING DISCREPANCIES BEFORE PROCEEDING.
7. CHANGES TO THE WORK SHALL NOT BE PERFORMED WITHOUT WRITTEN APPROVAL FROM THE OWNER OR REPRESENTATIVE.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF ALL WORK.
9. SUBSTANTIAL COMPLETION INSPECTION SHALL BE REQUESTED IN WRITING; THE SITE MUST BE CLEAN AND FREE OF DEBRIS PRIOR TO ACCEPTANCE.
10. ANY DEFECTIVE WORK SHALL BE REPLACED OR RE-EXECUTED AT THE CONTRACTOR'S COST.
11. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND FACILITATING REQUIRED INSPECTIONS: WEED CONTROL, COMPOST AMENDMENT, POST-TILLING, POST-PLANTING, AND FINAL COMPLETION.
12. NOXIOUS WEEDS MUST BE ERADICATED USING LICENSED APPLICATORS AND APPROVED HERBICIDES.
13. TOPSOIL MUST BE FERTILE, FRIABLE, AND FREE OF DEBRIS.
14. COMPACTED SOILS MUST BE RIPPED TO 12" DEPTH IN ROWS NO GREATER THAN 18" APART.
15. ORGANIC COMPOST SHALL BE INCORPORATED AT A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT., TILLED TO 6".
16. ORGANIC FERTILIZER AND SOIL CONDITIONERS MUST BE APPLIED PER MANUFACTURER'S INSTRUCTIONS.
17. FINE GRADING MUST ENSURE SMOOTH FINISH, POSITIVE DRAINAGE, AND DEBRIS-FREE SURFACES.
18. PLANT MATERIAL MUST BE INSTALLED PER PLANS BETWEEN MARCH 1–OCTOBER 15, AND ONLY AFTER IRRIGATION IS OPERATIONAL.
19. OWNER APPROVAL IS REQUIRED FOR PLANT SUBSTITUTIONS, STAKING, SPACING, ADJUSTMENTS, AND NURSERY SELECTIONS.
20. ALL PLANT MATERIAL MUST BE HEALTHY, PEST-FREE, DROUGHT-TOLERANT, AND MEET ANSI Z60.1 STANDARDS; EXISTING TREES MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
21. IRRIGATION: TEMPORARY IRRIGATION SHALL BE PROVIDED TO TREES AND SHRUBS THROUGHOUT THE TWO-YEAR ESTABLISHMENT PERIOD. PERMANENT IRRIGATION SYSTEMS ARE NOT PROPOSED FOR THIS PROJECT.

LANDSCAPE MATERIALS

1. ORGANIC SOIL AMENDMENTS:

   RECOMMENDED SUPPLIER: A1 ORGANICS, EATON, CO (970-454-3492) PREMIUM 3 CONTRACTOR CLASS II COMPOST OR APPROVED EQUAL.

2. **ORGANIC FERTILIZER AND SOIL CONDITIONERS:**

   GRANULAR ENDO MYCORRHIZAE, MENEFEE GRANULAR HUMATE AND BIOSOL FORTE (7-2-1).

   RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE, DENVER, CO 80239 (303-696-8960). CONTACT: TOM BOWMAN.

   TYPICAL APPLICATION RATE IS 1,000 LBS BIOSOL, 500 LBS HUMATE, AND 20 LBS GRANULAR MYCORRHIZAE PER ACRE. A ROCKY MOUNTAIN PLANTERS KIT, A PREMIXED BLEND OF ALL THREE PRODUCTS, IS AVAILABLE. EACH KIT COVERS 1,500-2,000 SF.

   INCORPORATING ORGANIC FERTILIZER AND SOIL CONDITIONERS AT PLANTING IS ESSENTIAL TO IMPROVE SOIL STRUCTURE, NUTRIENT AVAILABILITY, AND MOISTURE RETENTION, ENSURING PROPER ESTABLISHMENT OF THE TREES, SHRUBS, AND NATIVE GRASS SEED.

3. WOOD MULCH: TO BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 ½" – 3 ½" IN LENGTH AND BE UNIFORM IN APPEARANCE. INSTALL PER THE PLANTING DETAIL TO A DEPTH OF 4". INSTALL AT THE BASE OF EACH TREE AND SHRUB PER DETAIL.

   MULCHED BED AREAS WILL NOT INCLUDE WEED BARRIER FABRIC.

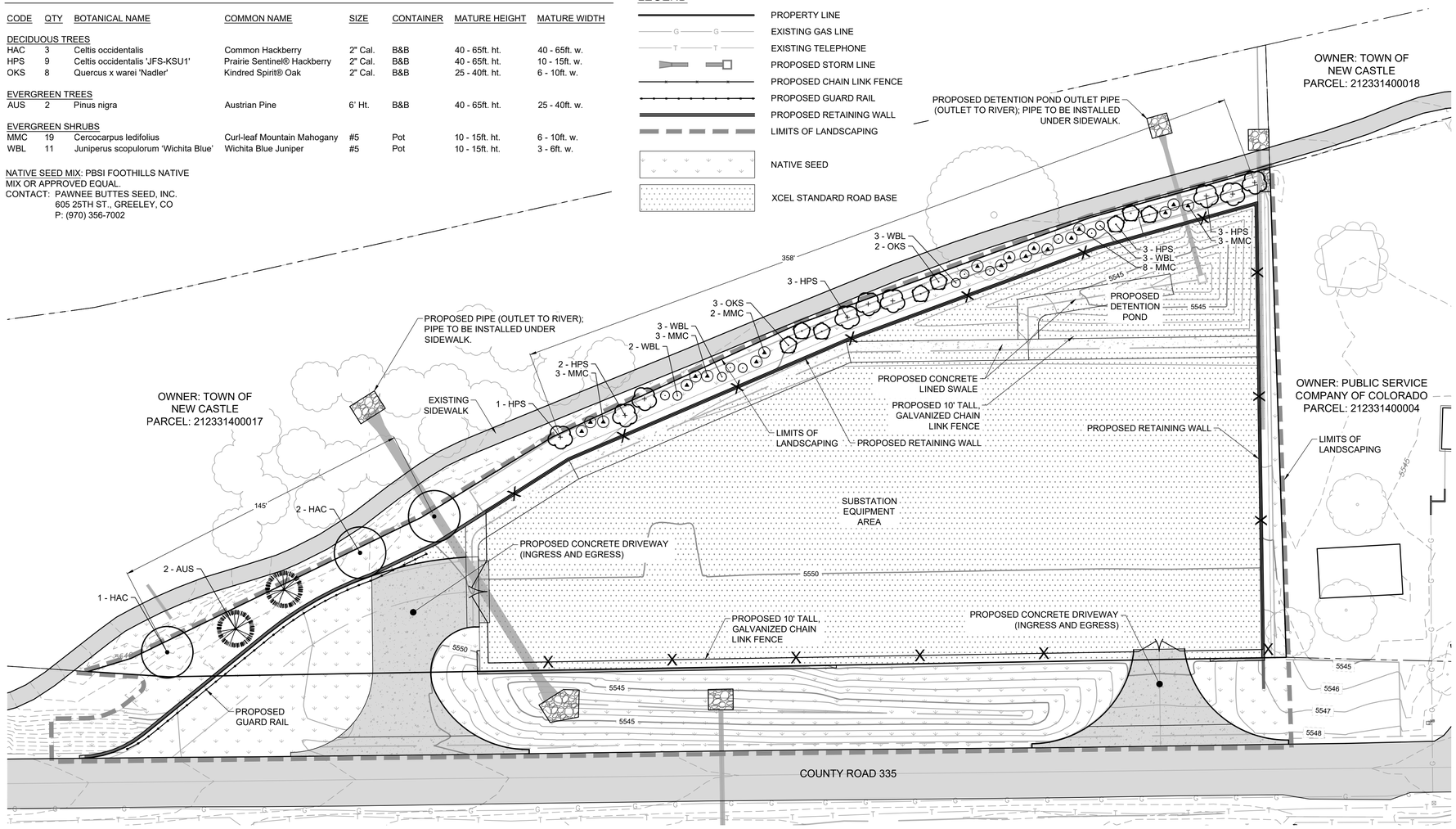
PLANT SCHEDULE

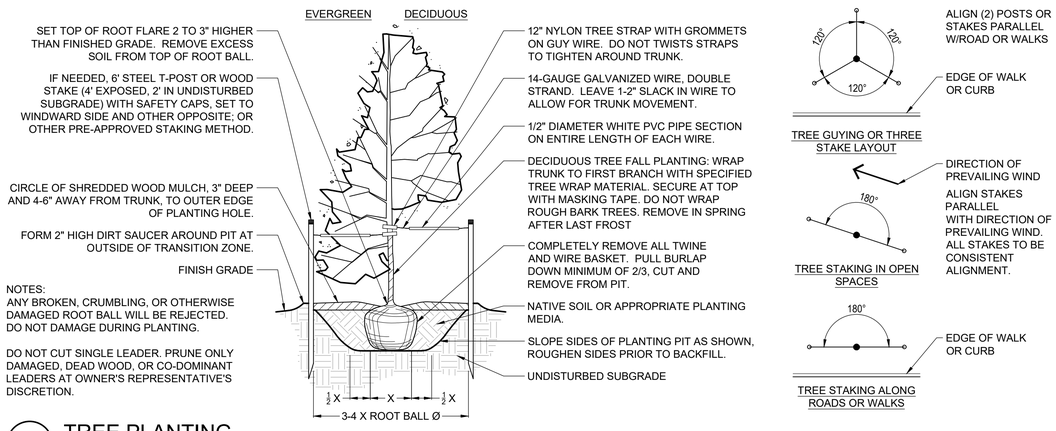
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES							
HAC	3	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	40 - 65ft. ht.	40 - 65ft. w.
HPS	9	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel® Hackberry	2" Cal.	B&B	40 - 65ft. ht.	10 - 15ft. w.
OKS	8	Quercus x warei 'Nadler'	Kindred Spirit® Oak	2" Cal.	B&B	25 - 40ft. ht.	6 - 10ft. w.
EVERGREEN TREES							
AUS	2	Pinus nigra	Austrian Pine	6' Ht.	B&B	40 - 65ft. ht.	25 - 40ft. w.
EVERGREEN SHRUBS							
MMC	19	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	#5	Pot	10 - 15ft. ht.	6 - 10ft. w.
WBL	11	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	Pot	10 - 15ft. ht.	3 - 6ft. w.

NATIVE SEED MIX: PBSI FOOTHILLS NATIVE MIX OR APPROVED EQUAL.
CONTACT: PAWNEE BUTTES SEED, INC.
605 25TH ST., GREELEY, CO
P: (970) 356-7002

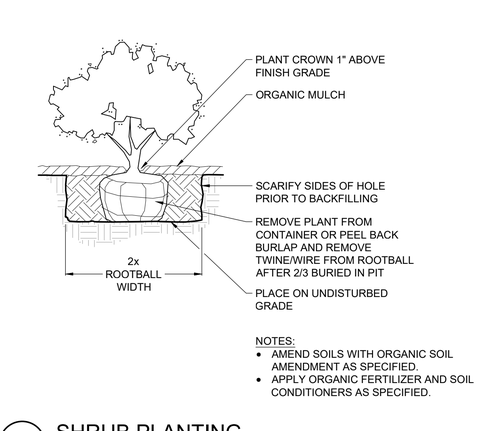
LEGEND

- PROPERTY LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE
- PROPOSED STORM LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED GUARD RAIL
- PROPOSED RETAINING WALL
- LIMITS OF LANDSCAPING
- NATIVE SEED
- XCEL STANDARD ROAD BASE





1 TREE PLANTING
SCALE: NTS



NOTES:
- AMEND SOILS WITH ORGANIC SOIL AMENDMENT AS SPECIFIED.
- APPLY ORGANIC FERTILIZER AND SOIL CONDITIONERS AS SPECIFIED.

2 SHRUB PLANTING
SCALE: NTS

Landscape Requirements
Zone District: Industrial

Code Section	Property Line Length	Required	Provided
17.52.060 - Zone requirements: D. All property lines adjacent to the New Castle public parks are to be screened with trees and shrubs approved by the New Castle parks and recreation committee, and shall be in compliance with the tree city requirements as specified in Chapter 12.20. All property which is not adjacent to the New Castle public parks shall be screened with trees and shrubs on at least twenty-fize (25) percent of their private property lies 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.	1,440 LF	360 LF	503 LF

N

0 15 30 60

SCALE: 1" = 30'

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 REDLAND.COM
• Land Planning • Civil Engineering • Landscape Architecture • Construction Management

ISSUED BY ENGINEERING DEPT FOR: PERMITTING

THIS MAP/DOCUMENT IS A TOOL TO ASSIST EMPLOYEES IN THE PERFORMANCE OF THEIR JOBS.YOUR PERSONAL SAFETY IS PROVIDED FOR BY USING SAFETY PRACTICES, PROCEDURES AND EQUIPMENT AS DESCRIBED IN THE SAFETY TRAINING PROGRAMS, MANUALS AND SPARS.
INTERNAL INFORMATION: DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

COAL RIDGE SUBSTATION COAL
LANDSCAPE PLAN

Xcel Energy® EXHIBIT | SCALE 1"=30'-0" | REV 0

REV	DATE	WBS 4	REVISION DESCRIPTION
0A	2024/09/09	A.0000103.004.001.003	EXHIBIT

9/8/2025 11:41:36 AM

ATTACHMENT C: LAND DEVELOPMENT APPLICATION FORM

Planning Department
(970) 984-2311
Email:
psmith@newcastlecolorado.org

LAND DEVELOPMENT APPLICATION

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

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy	
Address: 3500 Blake Street, Denver CO 80205	**Phone:** **E-mail:** 303.285.6533 jennifer.l.chester@xcelenergy.com
Property Owner: Public Service Company of Colorado	
Address: 3500 Blake Street, Denver CO 80205	**Phone:** **E-mail:**
Contact Person: Cory Miller, Xcel Energy, Principal Agent, Siting & Land Rights	
Address: 3500 Blake Street, Denver CO 80205	**Phone:** **E-mail:** 303-285-6765, cory.r.miller@xcelenergy.com
Property Location/Address: 6385 County Road 335, New Castle, CO 81647	
Legal Description: Sec 31 T 5 R 90 A TR IN NWSE, EXCEPT A TR OF LAND CONT 2.478 AC +/- AS DESC IN SWD#737823 STATE ASSESSED	**Acres:** 2.478

Existing Zone (e.g., Residential R-1, Commercial C-1): Industrial (I)	**Existing Land Use:** Industrial/utility

TYPE(S) OF LAND USE(S) REQUESTED

- ☐ **Pre-Annexation Agreement**
- ☐ **Annexation**
- ☐ **Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)**
- ☐ **Amended Plat**
- ☐ **Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)**
- ☐ **Master Plan Amendment**
- ■ **Conditional Use Permit or Special Review Use Permit**
- ☐ **Lot Line Adjustment or Dissolution**
- ☐ **Site Specific Development Plan/Vested Rights**
- ☐ **Variance**
- ☐ **Zoning**
- ☐ **Zoning Amendment**
- ☐ **Re-zoning**
- ☐ **Watershed Permit**

Applicant Signature	**Date** 10/16/25

AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 16th day of October, 20 25 .

Cory Miller	Jennifer L. Chester Digitally signed by Jennifer L. Chester Date: 2025.10.16 15:26:57 -06'00'
Applicant (Print Name)	Signature of Applicant
303-285-6533	3500 Blake Street, Denver CO 80205
Telephone Number	Mailing Address of Applicant
jennifer.l.chester@xcelenergy.com	jennifer.l.chester@xcelenergy.com
Email	Email Address of Applicant
Public Service Company of Colorado	Jennifer L. Chester Digitally signed by Jennifer L. Chester Date: 2025.10.16 15:26:43 -06'00'
Property Owner	Signature of Property Owner
Authorized Representative (see Att E)	3500 Blake St., Denver, CO 80205
Relationship of Owner to Applicant	Owner Mailing Address

Type of application: Conditional Use Permit

Property description: 6385 County Road 335, New Castle, CO 81647

ATTACHMENT D: STATEMENT OF AUTHORITY

STATEMENT OF AUTHORITY

1. This Statement of Authority concerns an entity named: Public Service Company of Colorado.

2. The type of entity is a corporation.

3. The entity is formed under the laws of Colorado.

4. The mailing address for the entity is:
Public Service Company of Colorado
Siting & Land Rights
CO1453-03-MCA
3500 Blake St.
Denver, CO 80205

5. The name and position of each person authorized to execute licenses, and/or instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Jennifer L. Chester, Senior Manager, Siting & Land Rights.

6. The authority of the foregoing person(s) to bind the entity is limited as follows: Ms. Chester's authority to bind the entity is limited to the value of the financial obligation being no greater than $500,000.00.

7. Other matters concerning the manner in which the entity deals with interests in real property: Jennifer L. Chester has authority to act on behalf of Public Service Company of Colorado regarding land use acquisition and permitting on State, Federal and privately owned lands within the State of Colorado.

8. This Statement of Authority shall be effective for one year from the date of recording, unless sooner amended, revoked, or terminated by the recording of a subsequent instrument.

9. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this 26th day of August, 2025.

By: Kristin Westlund
Name: Kristin Westlund
Title: Assistant Secretary, Public Service Company of Colorado

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 26th day of August, 2025, by Kristin Westlund, Assistant Secretary, Public Service Company of Colorado, a Colorado corporation.

Witness my hand and official seal.

Amy Deborah Reineke
Notary Public

My Commission Expires: 01/31/2026

Amy Deborah Reineke
NOTARY PUBLIC
MINNESOTA
My Commission Expires 1/31/2026

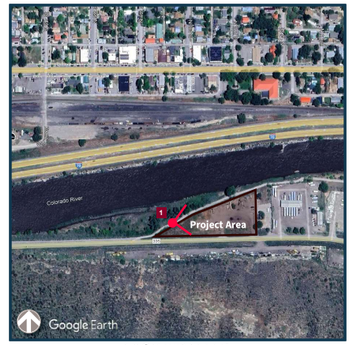
ATTACHMENT E: VISUAL SIMULATIONS

Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 1

View from
Bike Path - Eastbound



VICINITY MAP

Photograph Information

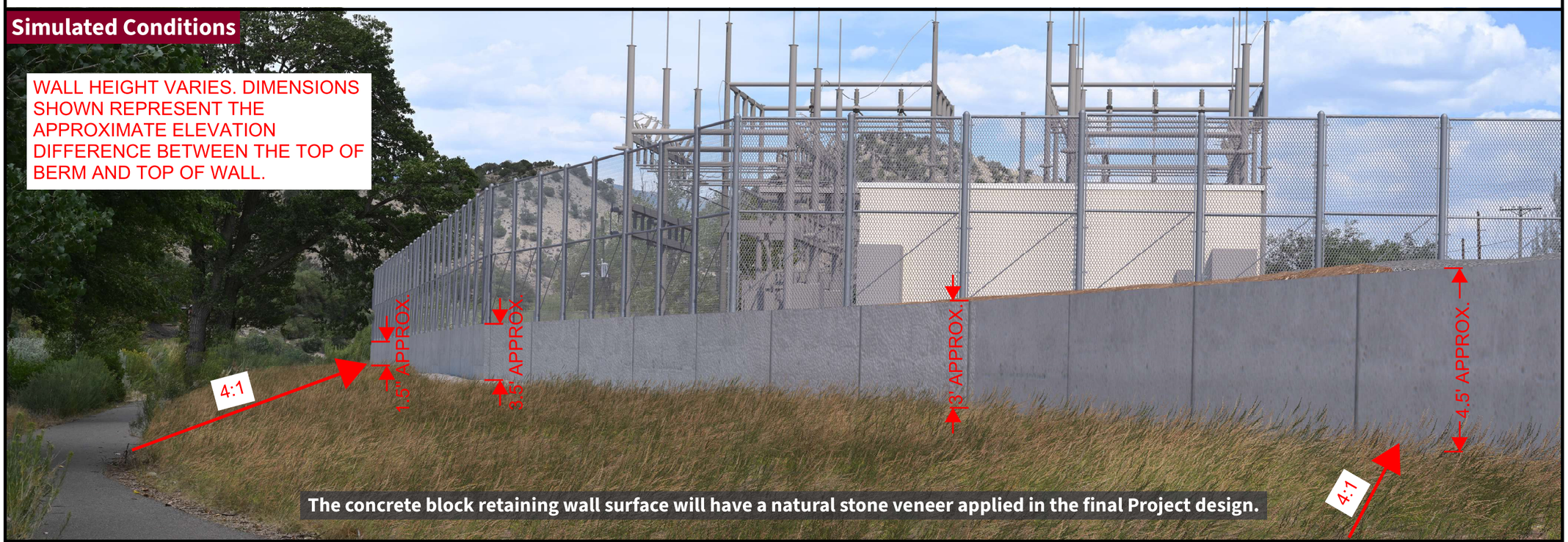
Key Observation Point 1
Time of photograph: 2:15 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: East-northeast
Latitude: 39.568944° N
Longitude: -107.533732° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.

Xcel Energy®

Existing Conditions

Simulated Conditions



The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

Existing Conditions

Simulated Conditions

Landscaping at 10 years growth

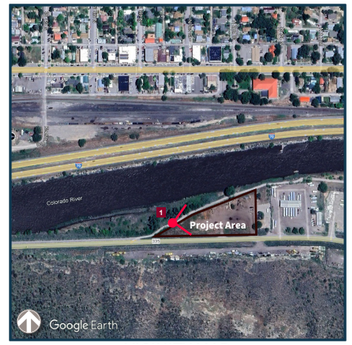
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 1

View from
Bike Path - Eastbound



VICINITY MAP

Photograph Information

Key Observation Point 1

Time of photograph: 2:15 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: East-northeast
Latitude: 39.568944° N
Longitude: -107.533732° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.

Xcel Energy®

Xcel Energy
Coal Ridge Substation

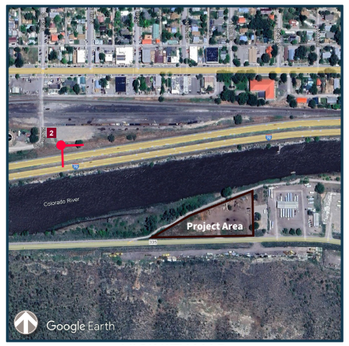
VISUAL SIMULATIONS

Existing Conditions

Simulated Conditions

Key Observation Point 2

View from
I70 - Eastbound



VICINITY MAP

Photograph Information

Key Observation Point 2
Time of photograph: 2:50 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: Southeast
Latitude: 39.570226° N
Longitude: -107.536049° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.

Xcel Energy®

Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

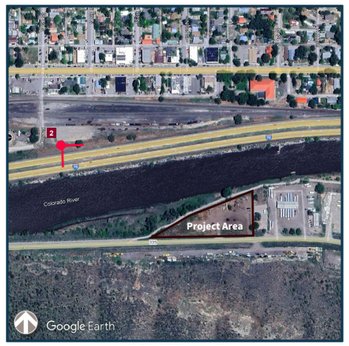
Existing Conditions

Simulated Conditions

Landscaping at 10 years growth

Key Observation Point 2

View from
I70 - Eastbound



VICINITY MAP

Photograph Information

Key Observation Point 2

Time of photograph: 2:50 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: Southeast
Latitude: 39.570226° N
Longitude: -107.536049° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.

Xcel Energy®

Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Existing Conditions

Simulated Conditions

The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

Key Observation Point 3

View from
Main Street, Newcastle

VICINITY MAP

Photograph Information

Key Observation Point 3
Time of photograph: 3:00 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: South-southeast
Latitude: 39.571369° N
Longitude: -107.533227° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.

Xcel Energy®

Xcel Energy
Coal Ridge Substation

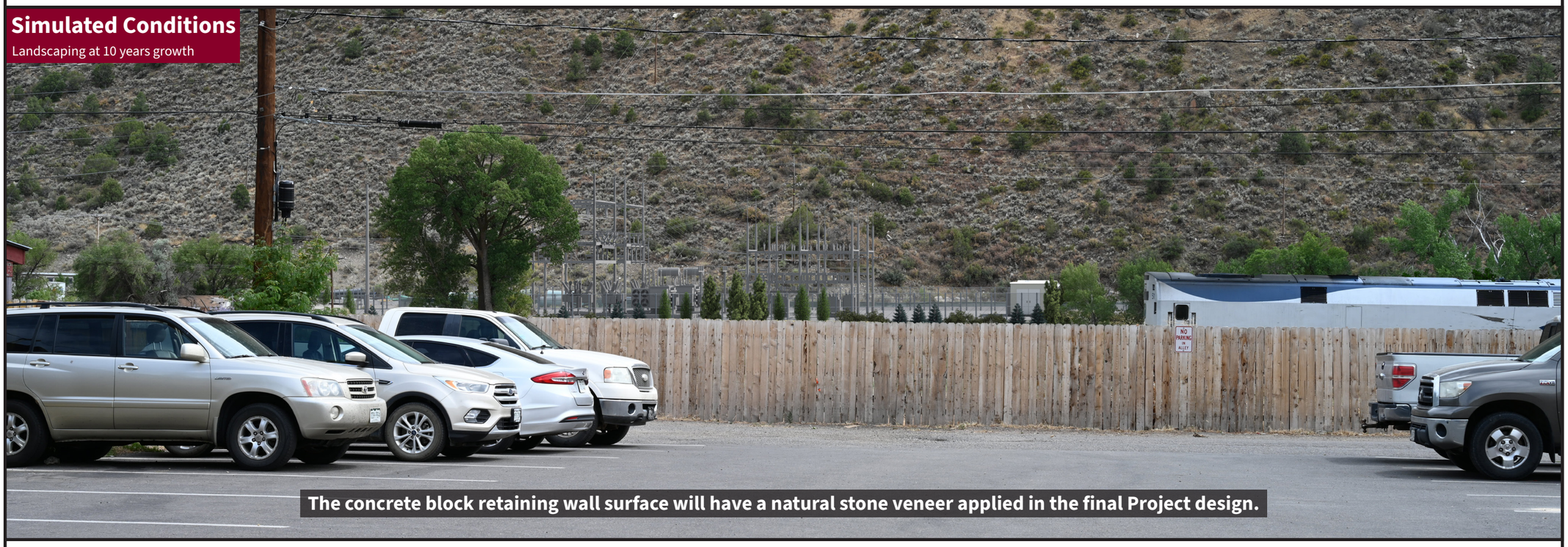
VISUAL SIMULATIONS

Key Observation Point 3

View from
Main Street, Newcastle

Existing Conditions

Simulated Conditions
Landscaping at 10 years growth



The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

VICINITY MAP

Photograph Information

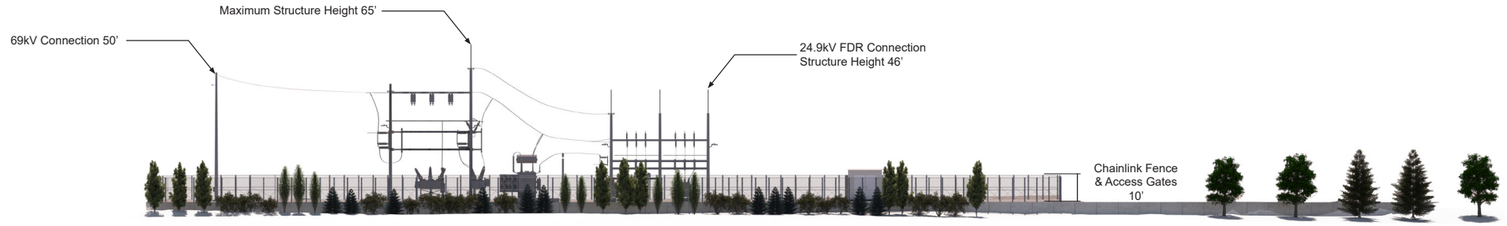
Key Observation Point 3
Time of photograph: 3:00 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: South-southeast
Latitude: 39.571369° N
Longitude: -107.533227° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.

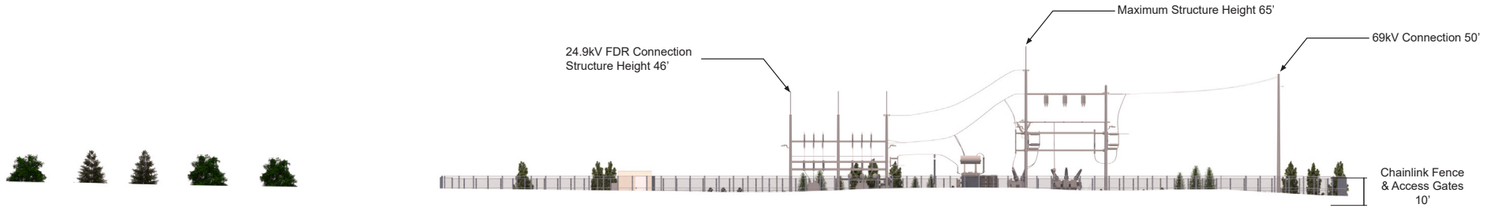
Xcel Energy®

Xcel Energy
Coal Ridge Substation

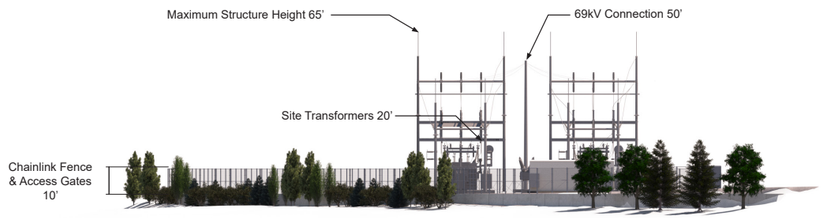
SITE ELEVATIONS



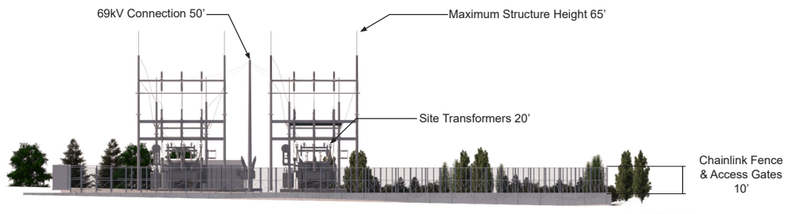
1 Site Plan View (North)



2 Site Plan View (South)



3 Site Plan View (East)



4 Site Plan View (West)

VICINITY MAP

Xcel Energy®

ATTACHMENT F: ADJACENT PROPERTY OWNERS

Attachment F: Adjacent Property Owners

PARCEL NUMBER	ACCOUNT NUMBER	OWNER	CARE OF NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ACRES	PHYSICAL ADDRESS	PHYSICAL CITY	PHYSICAL ZIP
212331400013	R380804	ROYAL MINI STORAGE, LLC		PO BOX 2526 GLENWOOD SPRINGS, CO 81602-2526	GLENWOOD SPRINGS	CO	81602-2526	6.63	6300 335 COUNTY RD	NEW CASTLE	81647
212331400004	R380022	PUBLIC SERVICE COMPANY OF COLORADO	CORPORATE REAL ESTATE	550 15TH STREET, SUITE 1000 DENVER, CO 80202-4256	DENVER	CO	80202-4256	0.51	6355 335 COUNTY RD	NEW CASTLE	81647
212331400017	R045146	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	2.48	6395 335 COUNTY RD	NEW CASTLE	81647
212331400018	R083464	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	0.13	Not available	NEW CASTLE	81647
212331400005	R380027	NAP COLORADO #2 LLC		PO BOX 4030 BISMARCK, ND 58504	BISMARCK	ND	58504	2.17	6299 335 COUNTY RD	NEW CASTLE	81647

© 2025 Xcel Energy Inc. | Xcel Energy is a registered trademark of Xcel Energy Inc.

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
EXHIBIT "A"
LEGAL DESCRIPTION

ISSUED BY
STEWART TITLE GUARANTY COMPANY

File No.: 2796397-IO

A TRACT OF LAND SITUATED IN THE NW1/4SE1/4 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF THE COLORADO RIVER AND NORTH OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 335, TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 335 AND THE WEST LINE OF SAID NW1/4SE1/4 FROM WHICH THE CENTER OF SAID SECTION 31 BEARS N. 01 DEGREES 33' 18" W. A DISTANCE OF 965.50 FEET;
THEN ALONG SAID WEST LINE N. 01 DEGREES 33' 18" W. A DISTANCE OF 114.11 FEET TO THE SOUTHERLY LINE OF THE COLORADO RIVER;
THEN DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES:

1.) N. 81 DEGREES 40' 00" E. A DISTANCE OF 336.73 FEET;
2.) N. 76 DEGREES 53' 00" E. A DISTANCE OF 580.91 FEET;
THEN DEPARTING SAID SOUTHERLY LINE S. 02 DEGREES 24' 56" E. A DISTANCE OF 296.38 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD;
THEN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE COURSES:

1.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 541.11 FEET;
2.) N. 86 DEGREES 43' 18" W. A DISTANCE OF 301.00 FEET;
3.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 66.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF NEW CASTLE, A COLORADO HOME RULE MUNICIPALITY, BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 21, 2007 AT RECEPTION NO. 737823.

For Informational Purposes Only: 6385 335 County Road, New Castle, CO 81647

APN: 212331400012, R380803

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II -Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AFFIDAVIT AS TO NOTICE OF PUBLIC HEARING

I, Taylor Michel, do hereby certify that pursuant to ordinances of the Town of New Castle, Colorado, I provided notice of a public hearing before the New Castle Planning Commission on **March 25, 2026**, regarding a **conditional use permit** application by doing the following:

1. At least fifteen **(15) days prior** to such hearing, Xcel Energy sent a copy of the attached Notice of Public Hearing by **certified mail to the owners of all property within two hundred and fifty (250) feet** of the subject property and to the Town of New Castle.

2. If required by Chapter 16.10 of the New Castle Municipal Code, at least thirty **(30) days prior** to such hearing, I sent a copy of the attached Notice of Public Hearing by certified mail to the **owners of mineral estates** who have requested notification with respect to the subject property at the Garfield County Clerk and Recorder.

3. At least fifteen **(15) days prior** to such hearing, **Xcel Energy posted notice of the hearing on the property on a sign** approved by the Town at least twenty-two (22) inches wide, twenty-six (26) inches high, with letters at least one (1) inch in height. The sign was posted so that it was visible from a public street.

4. At least (15) days prior to such hearing, the attached Notice of Public Hearing was published on the **Town's website**.

Signature

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

Subscribed and sworn to before me this 16th day of MARCH, 2026, by TAYLOR ELIZABETH MICHEL.

Witness my hand and official seal.

KYMBERLI ANNE GLASPEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164001165
MY COMMISSION EXPIRES 01/12/2028

Notary Public
My commission expires: 1/12/2028

NOTICE OF PUBLIC HEARING
Town of New Castle

Virtual Meetings are subject to internet and technical capabilities.

To join by computer, smart phone or tablet:
https://us02web.zoom.us/j/7096588400

If you prefer to telephone in:
Please call: 1-346-248-7799
Meeting ID: 709 658 8400

Date:	March 25, 2026
Time:	7:00 PM
Place of hearing:	New Castle Town Hall, 450 West Main Street, New Castle, CO
Public body conducting hearing:	Planning & Zoning Commission
Brief description of application:	Applicant requests conditional use review under Chapter 17.84 of the Town Code in order to construct and operate a replacement electric substation at 6385 County Road 335.
Legal description:	See Exhibit A
Common address:	6385 County Road 335
Applicant:	Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy
Landowner:	Xcel Energy

The complete application is available at the Town Clerk's office at 450 West Main Street, P.O. Box 90, New Castle, CO 81647. All interested persons are invited to appear and state their views, protests or objections. If you cannot appear personally at such hearing, then you are urged to state your views by letter.

Exhibit A

A TRACT OF LAND SITUATED IN THE NW1/4SE1/4 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THE SIXTH PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF THE COLORADO RIVER AND NORTH OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 335, TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 335 AND THE WEST LINE OF SAID NW1/4SE1/4 FROM WHICH THE CENTER OF SAID SECTION 31 BEARS N. 01 DEGREES 33' 18" W. A DISTANCE OF 965.50 FEET;
THEN ALONG SAID WEST LINE N. 01 DEGREES 33' 18" W. A DISTANCE OF 114.11 FEET TO THE SOUTHERLY LINE OF THE COLORADO RIVER;
THEN DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES:

1.) N. 81 DEGREES 40' 00" E. A DISTANCE OF 336.73 FEET;
2.) N. 76 DEGREES 53' 00" E. A DISTANCE OF 580.91 FEET;
THEN DEPARTING SAID SOUTHERLY LINE S. 02 DEGREES 24' 56" E. A DISTANCE OF 296.38 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD;
THEN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE COURSES:

1.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 541.11 FEET;
2.) N. 86 DEGREES 43' 18" W. A DISTANCE OF 301.00 FEET;
3.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 66.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF NEW CASTLE, A COLORADO HOME RULE MUNICIPALITY, BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 21, 2007 AT RECEPTION NO. 737823.

Attachment F: Adjacent Property Owners

PARCEL NUMBER	ACCOUNT NUMBER	OWNER	CARE OF NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ACRES	PHYSICAL ADDRESS	PHYSICAL CITY	PHYSICAL ZIP
212331400013	R380804	ROYAL MINI STORAGE, LLC		PO BOX 2526 GLENWOOD SPRINGS, CO 81602-2526	GLENWOOD SPRINGS	CO	81602-2526	6.63	6300 335 COUNTY RD	NEW CASTLE	81647
212331400004	R380022	PUBLIC SERVICE COMPANY OF COLORADO	CORPORATE REAL ESTATE	550 15TH STREET, SUITE 1000 DENVER, CO 80202-4256	DENVER	CO	80202-4256	0.51	6355 335 COUNTY RD	NEW CASTLE	81647
212331400017	R045146	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	2.48	6395 335 COUNTY RD	NEW CASTLE	81647
212331400018	R083464	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	0.13	Not available	NEW CASTLE	81647
212331400005	R380027	NAP COLORADO #2 LLC		PO BOX 4030 BISMARCK, ND 58504	BISMARCK	ND	58504	2.17	6299 335 COUNTY RD	NEW CASTLE	81647

March 13, 2026

Mr. Paul Smith, Planner
Town of New Castle
P.O. Box 90
New Castle, CO 81647

RE: Coal Ridge Substation
Engineering Comments for C.U.P.

Dear Paul,

Please let this letter serve to transmit our comments regarding the review of the information provided to the Town for the Conditional Use Permit Application prepared by HDR and Tetra Tech on behalf of Xcel Energy for the Proposed Coal Ridge Substation. We have had an opportunity to review the information provided noted as follows:

1. Site Plan
2. Landscape Plan
3. Visual Simulation Elevations
4. CUP Narrative
5. Floodplain Development Permit
6. Grading Permit SWMP Maps and Grading Memo
7. Watershed Permit Application

Given our review of the foregoing, please note the following:

1. Prior to construction and at the time of a mandatory preconstruction meeting, provide the Town in advance for final review, a revised set of Grading, Landscaping and Construction drawings that provide construction level detail of the following:
    a. Retaining wall construction details identifying specific heights, cross section, material construction, foundation construction, etc…. Currently, no specific details for construction exist that allows construction to commence along with requisite inspection and adequate construction confirmation.
    b. All drawings need to be stamped by a Colorado Registered Professional Engineer.
    c. Provide details with detailed locations of guard rail placement for both temporary and final conditions.
    d. Provide specific details as to how culverts are to be installed along with details of the specific installation requirements for revetment/erosion protection of culvert inlets and outfalls.

e. Provide specific details of final paving and how the final paving of driveways are to tie to CR 335. Provide specifications for depth of concrete, control joints, expansion joint locations, etc…
f. Provide specific details of concrete lined swale complete with expansion and control joints. Also, provide details of inlet and culvert installations complete with pipe size, material, bedding requirement, trenching requirements and path repair details. Note that if excavating the bike path, provide saw cut joints and a 1 ½" milled 24" wide overlap of the existing asphalt at the joint when paving back the bike path final lift. Replacement depth of road base and asphalt should be 8" and two 1 ½" asphalt lifts respectfully.
g. Provide details of all fencing, gates, etc… proposed for construction.

With the Floodplain Development Permit, the proposed site and grading plans to represent that the proposed improvements do not negatively impact the floodplain of the Colorado River and therefore, this letter can serve as an approval of such with the caveat that the final copy of the provided information having been provided to the Town with a stamped version by a Colorado Registered Professional Engineer.

For the Watershed Permit, the application provided does represent that the project will provide no impact to the Town's intakes and therefore, this letter can serve as the approval of that application with the caveat that the final submittal document also be stamped by a Colorado Registered Professional Engineer.

Upon your receipt and review, if you have any questions, please don't hesitate to contact me.

Respectfully,
SGM

Jefferey S. Simonson, PE
Principal, Town Engineer

From: Jeff Simonson
To: Dan Cokley
Cc: Paul Smith; John Wenzel
Subject: RE: Coal Ridge Substation Traffic Study
Date: Friday, December 19, 2025 3:28:16 PM
Attachments: image001.png
image002.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Please see below for the traffic per Dan's comments.

For the site planning and grading, please note the following that needs to be provided to the Town prior to construction:

1. Retaining wall details need to be provided for construction. At this point, other than a note saying that this will be a block wall, we are not certain what kind of block we may be expecting. Masonry block, Versalok, Redi-Rock, etc..?
2. We also need details of the construction of concrete depth, strength, control joints, ties to adjacent concrete, etc... for the driveway aprons tying onto CR 225.
3. Note that a saw cut edge to the existing asphalt is not sufficient, we would be expecting a straight formed edge to be constructed with a T-top asphalt patch to mitigate shrinkage cracks.
4. We also need to see more detail as to how the piping is to terminate at the edge of the river. Knowing we do have some fairly flat grades there, we do need to understand whether the backfilling of the pipe will have adequate cover and erosion protection prior to daylight.

Please call with any questions.

Thanks!

Jeff Simonson, PE
Civil Services Sector Leader/Principal, **SGM**

phone (970) 384-9005

From: Dan Cokley <DanC@sgm-inc.com>
Sent: Tuesday, December 16, 2025 2:02 PM
To: Jeff Simonson <JeffS@sgm-inc.com>
Cc: Paul Smith <psmith@newcastlecolorado.org>
Subject: RE: Coal Ridge Substation Traffic Study

Jeff

Traffic Study comments below. The TIA it's methodology and conclusions are acceptable, the Applicant should address the following items with an updated TIA.

1. Note that the existing multi-use trail is located north of the site and not adjacent to CR 335 at the site location.
2. Provide references for and basis of the site-generated full-build and construction scenario trip generation (Tables 4-1 / 4-2).
3. Proposed driveway will have a Stop condition at CR 335. CR 335 will remain free-flow both directions.

Dan Cokley, PE, PTOE
Civil Services Team Leader/Principal, **SGM**

phone (970) 384-9009
mobile (970) 379-3378

From: Paul Smith <psmith@newcastlecolorado.org>
Sent: Monday, December 15, 2025 3:42 PM
To: Jeff Simonson <JeffS@sgm-inc.com>; Dan Cokley <DanC@sgm-inc.com>
Subject: FW: Coal Ridge Substation Traffic Study

Hello,
I'm thinking I already forwarded this data…but just in case. You should have all submittals at this point.
We hope to have them on the January 14th PZ meeting. This would mean referrals are necessary by the 1st. Is that possible?

Thank you,
Paul Smith
Town Planner/Inspector
psmith@newcastlecolorado.org
(970) 984-2311 #108

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

PERFORMANCE STANDARDS

I, _____, ON THIS DATE February 27, 2026 agree to abide by the following PERFORMANCE STANDARDS:

Performance Standards

(A) Smoke. No use shall be permitted in any district unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of smoke.

(B) Particulate Matter. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of particulate matter.

(C) Dust, Odor, Gas, Fumes, Glare or Vibration. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to emission of dust, odor, gas, fumes, glare or vibration.

(D) Radiation Hazards and Electrical Disturbances. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to radiation control.

(E) Noise. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to noise.

(F) Water Pollution. No operation shall be conducted unless it conforms to the standards established by the Colorado Department of Public Health's rules and regulations pertaining to water pollution.

Source: Municipal Code, Sec. 17.72.090

From: Jeff Simonson
To: Dan Cokley
Cc: Paul Smith; John Wenzel
Subject: RE: Coal Ridge Substation Traffic Study
Date: Friday, December 19, 2025 3:28:16 PM
Attachments: image001.png
image002.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,

Please see below for the traffic per Dan's comments.

For the site planning and grading, please note the following that needs to be provided to the Town prior to construction:

1. Retaining wall details need to be provided for construction. At this point, other than a note saying that this will be a block wall, we are not certain what kind of block we may be expecting. Masonry block, Versalok, Redi-Rock, etc..?
2. We also need details of the construction of concrete depth, strength, control joints, ties to adjacent concrete, etc... for the driveway aprons tying onto CR 225.
3. Note that a saw cut edge to the existing asphalt is not sufficient, we would be expecting a straight formed edge to be constructed with a T-top asphalt patch to mitigate shrinkage cracks.
4. We also need to see more detail as to how the piping is to terminate at the edge of the river. Knowing we do have some fairly flat grades there, we do need to understand whether the backfilling of the pipe will have adequate cover and erosion protection prior to daylight.

Please call with any questions.

Thanks!

Jeff Simonson, PE
Civil Services Sector Leader/Principal, **SGM**

phone (970) 384-9005

From: Dan Cokley <DanC@sgm-inc.com>
Sent: Tuesday, December 16, 2025 2:02 PM
To: Jeff Simonson <JeffS@sgm-inc.com>
Cc: Paul Smith <psmith@newcastlecolorado.org>
Subject: RE: Coal Ridge Substation Traffic Study

Jeff

Traffic Study comments below. The TIA it's methodology and conclusions are acceptable, the Applicant should address the following items with an updated TIA.

1. Note that the existing multi-use trail is located north of the site and not adjacent to CR 335 at the site location.
2. Provide references for and basis of the site-generated full-build and construction scenario trip generation (Tables 4-1 / 4-2).
3. Proposed driveway will have a Stop condition at CR 335. CR 335 will remain free-flow both directions.

Dan Cokley, PE, PTOE
Civil Services Team Leader/Principal, **SGM**

phone (970) 384-9009
mobile (970) 379-3378

From: Paul Smith <psmith@newcastlecolorado.org>
Sent: Monday, December 15, 2025 3:42 PM
To: Jeff Simonson <JeffS@sgm-inc.com>; Dan Cokley <DanC@sgm-inc.com>
Subject: FW: Coal Ridge Substation Traffic Study

Hello,
I'm thinking I already forwarded this data…but just in case. You should have all submittals at this point.
We hope to have them on the January 14th PZ meeting. This would mean referrals are necessary by the 1st. Is that possible?

Thank you,
Paul Smith
Town Planner/Inspector
psmith@newcastlecolorado.org
(970) 984-2311 #108

From: Miller, Cory R <Cory.R.Miller@xcelenergy.com>
Sent: Thursday, November 6, 2025 1:27 PM
To: Paul Smith <psmith@newcastlecolorado.org>
Cc: Michel, Taylor <Taylor.Michel@tetratech.com>; Swenson, Madison Q <mqswenson@burnsmcd.com>
Subject: Coal Ridge Substation Traffic Study

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Paul,
our engineering team has created a traffic study as well as MOT typical sheets for the Coal Ridge substation.

Please reach out if you have any additional questions.

Cory Miller, AICP

Pronouns (He/Him/His)
Xcel Energy
Principal Agent, Siting and Land Rights
3500 Blake Street, Denver, CO Zip 80205
C: 303-285-6765
E: cory.r.miller@xcelenergy.com

TOWN OF NEW CASTLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ 2026-3

A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION IN THE INDUSTRIAL ZONE DISTRICT.

WHEREAS, on October 24, 2025, Public Service Company of Colorado, a Colorado corporation, dba Xcel Energy ("Applicant") submitted a Conditional Use Permit Application ("Application") concerning its property described on Exhibit A hereto (the "Property"); and

WHEREAS, the Property is zoned Industrial; and

WHEREAS, the Property is currently vacant, and Applicant uses it as a staging yard; and

WHEREAS, Applicant intends to develop a new electrical substation including transmission and feeder lines (the "Proposed Use") on the Property; and

WHEREAS, Chapter 17.52 of the New Castle Municipal Code (the "Code") establishes the permitted, prohibited, and conditional uses for the Industrial District; and

WHEREAS, Applicant's Proposed Use is eligible for conditional use review because it is not listed as a permitted or prohibited use, making it a conditional use under Code § 17.52.050 and, therefore, requires the issuance of a conditional use permit pursuant to Chapter 17.84 of the Code; and

WHEREAS, as required under Code § 17.84.040(B), the New Castle Planning and Zoning Commission ("Commission") held a duly noticed public hearing on March 25, 2026, to consider the Application; and

WHEREAS, pursuant to Code § 17.84.050, the Commission hereby finds that:

1. the Application is eligible for conditional review under Code § 17.84.040;
2. the Application is generally compatible with adjacent land uses;
3. the Application meets all requirements of § 17.84.020 of the Code, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;
4. the Application is consistent with the comprehensive plan; and
5. the Town has the capacity to serve the proposed use with water, sewer, fire and police protection.

NOW, THEREFORE, BE IT RESOLVED BY THE NEW CASTLE PLANNING AND ZONING COMMISSION AS FOLLOWS:

1. Recitals Incorporated by Reference. The foregoing recitals are incorporated by reference herein as findings and determinations of the New Castle Planning and Zoning Commission.

2. Listing of Approved Uses. The following constitute the uses of the Property that the Commission recommends be approved under the Application as a conditional use, which may be in addition to other permitted uses of the Property.

A. Use of the Property for the location and operation of an electrical substation and related transmission and feeder lines, power poles, and equipment

3. Recommendation. The Planning and Zoning Commission hereby recommends that the Town Council approve the Application and the Proposed Use pursuant to § 17.84.050 of the Code, subject to the following conditions:

A. No construction shall begin until a conditional use certificate has been issued by the Town Planner subject to Section 17.84.040;

B. 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;

C. 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;

D. The Applicant shall conduct a pre-construction meeting with Town staff and relevant agencies at least 14 days prior to the beginning of construction;

E. The Applicant shall apply for any right-of-way permits through the Town's Public Works Department;

F. Applicant shall add vegetative screening along the west Property line pursuant to Section 17.52.060. 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;

I. 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 Section 17.84.070 of the Code;

J. In the event the Town receives any complaints about the use of the site in violation of the conditional use approval or other Code requirements 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;

K. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission or Town Council shall be considered part of the application and binding on the Applicant;

L. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding the Application, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs; and

THIS RESOLUTION PZ 2026-03 was adopted by the New Castle Planning and Zoning Commission by a vote of ___ to ___ on the 25th day of March, 2026.

NEW CASTLE PLANNING AND
ZONING COMMISSION

By: _____
Chuck Apostolik, Chair

ATTEST:

_____
Professional Assistant to the Town Clerk
Michelle Huster

EXHIBIT A

The property that is the subject of the Application described in Resolution PZ 2026-3 is legally described as follows:

A TRACT OF LAND SITUATED IN THE NW1/4SE1/4 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 90 WEST OF THESIXTH PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH LINE OF THE COLORADO RIVER AND NORTH OF THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 335, TOWN OF NEW CASTLE, COUNTY OF GARFIELD, STATE OF COLORADO, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD NUMBER 335 ANDTHE WEST LINE OF SAID NW1/4SE1/4 FROM WHICH THE CENTER OF SAID SECTION 31 BEARS N. 01 DEGREES 33' 18" W. A DISTANCE OF 965.50 FEET;

THEN ALONG SAID WEST LINE N. 01 DEGREES 33' 18" W. A DISTANCE OF 114.11 FEET TO THE SOUTHERLYLINE OF THE COLORADO RIVER;

THEN DEPARTING SAID WEST LINE AND ALONG SAID SOUTH LINE THE FOLLOWING TWO COURSES:

1.) N. 81 DEGREES 40' 00" E. A DISTANCE OF 336.73 FEET;
2.) N. 76 DEGREES 53' 00" E. A DISTANCE OF 580.91 FEET;

THEN DEPARTING SAID SOUTHERLY LINE S. 02 DEGREES 24' 56" E. A DISTANCE OF 296.38 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD;

THEN ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING THREE COURSES:

1.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 541.11 FEET;
2.) N. 86 DEGREES 43' 18" W. A DISTANCE OF 301.00 FEET;
3.) S. 88 DEGREES 30' 42" W. A DISTANCE OF 66.90 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE TOWN OF NEW CASTLE, A COLORADO HOME RULEMUNICIPALITY, BY SPECIAL WARRANTY DEED RECORDED NOVEMBER 21, 2007 ATRECEPTION NO. 737823.

New Castle, Colorado
Planning and Zoning Commission
Wednesday, January 14, 2026, 7:00 PM

Call to Order
Chair Apostolik called the meeting to order at 7:00 p.m.

Roll Call

Present	Chair Apostolik
	Commissioner Cotey
	Commissioner A. Riddile
	Commissioner Parks
	Commissioner McDonald
	Alternate Commissioner Mahaffey
	Commission Alternate Rittner
	Commissioner Sass
Absent	Commissioner Westerlind

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds and Professional Assistant to the Town Clerk, Michelle Huster and members of the public.

Meeting Notice
Professional Assistant Michelle Huster 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.

Citizen Comments on Items NOT on the Agenda
There were no citizen comments.

Public Hearing

Chair Apostolik opened the public hearing at 7:02 p.m.

Consider PZ 2026-1, A Resolution of the New Castle Planning and Zoning Commission Recommending Approving a Minor Amendment to the Final PUD Development Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development Center

Planner Smith said the applicants were asking for a minor amendment to PZ-2025-1. Planner Smith said the original PUD east of VIX park in Castle Valley Ranch was approved for 130 rental units of townhomes, apartments and condominiums. Planner Smith said the unit count has not changed but there are some minor adjustments in the Staff Report (**Exhibit A**).

DRAFT

Staff Report

9 N Wild Horse, Minor PUD Amendment
Castle Valley Ranch PA8 & PA9, Filing 13
Resolution PZ #2026-1
Planning & Zoning Commission Public Hearing
January 14th, 2026

Report Compiled: 1/8/2022

Project Information

Name of Applicant:	*Wildhorse Apartments, LLC.*
Applicant's Mailing Address:	*333 E Main Street, Suite 300 Louisville, KY 40202*
Phone/Email:	*(502) 572-7880/dkanau@andovermgt.com*
Property Address:	*TBD (east of VIX Ranch Park)*
Property Owner:	*Wildhorse Apartments, LLC.*
Owner Mailing Address	*See above*
Proposed change:	*Minor PUD amendment for the 9 N Wild Horse Multi-Family Housing Development, including:* *1) Change of 26 townhome units from rental to for-purchase properties;* *2) Alteration of the approved 10 buildings of duplexes and triplexes to 6 buildings consisting of 5-plexes and triplexes;* *3) Increase of all but two units to two-car garages;* *4) Addition of a 900sf maintenance facility.*
Existing Zoning:	*Residential*
Surrounding Zoning:	*North – Lakota & BLM* *South – M/U & Residential (TC Midwest/CVR Filings 9-10)* *East – Residential (TBD CVR)* *West – VIX Park/Single Family (CVR Filing 5)*

I Introduction

The Applicant requests a minor PUD amendment to the 9 N Wild Horse PUD originally approved in 2025 by ordinance TC 2025-1. According to section 17.100.110 of the municipal code, minor amendments are alterations to an approved PUD development plan that elevates the review process from Staff level to the Planning Commission (P&Z). Minor amendments are approved by resolution following a noticed public hearing. P&Z may condition such approval as necessary to

DRAFT

ensure that the development will be compatible with current community standards, infrastructure, and regulations. Minor amendments include, but are not limited to:

1. *An increase or decrease equal to or less than three (3) percent of the overall coverage of residential structures as originally approved within the PUD;*

2. *A reduction in the number of residential dwelling units not including designated affordable housing units;*

3. *An increase of the originally approved common or public open spaces;*

4. *Improvements to site circulation such as deceleration lanes, increased street connectivity, improved/expanded non-motorized access routes, etc.;*

5. *Alterations to the applicable PUD dimensional standard(s) (e.g., setbacks, building height, F.A.R) of less than ten percent (10%).*

In its consideration of the relevant amendment review process (i.e. administrative, minor, or major), Staff ultimately discounted the applicability of the major amendment process (17.100.110 (C)), specifically with regards to provisions #1 & #4 of section 17.100.110(C). These provisions (among others) prompt a major review if the updates are characterized by:

(1) A change in the use of character of the development;

(4) Movement of approved building footprints more than ten (10) feet.

With respect to (1) it was determined that the use or character (multifamily, residential) was generally unaffected, though a change from rental to for-purchase may be cost prohibitive or unattainable to a certain demographic, With respect to (2), the process of condensing duplexes and triplexes to 5-plexes did move building footprints more than ten feet in certain instances. The alteration, however, was not deemed substantial enough to warrant a higher level of scrutiny. Therefore, pursuant to section 17.100.110 (D), the Town Administrator has determined the appropriateness of the minor amendment process and has determined, in consultation with Staff, that the application materials provided are sufficient evidence for P&Z's review.

II Proposed Changes

In consideration of the amendment, the Applicant underscores that the proposed changes do not affect the overall style and function of the approved Live/Work units, Empty Nester units, parks & open space, or streets designs and shows general consistency with the original site plan, architectural design, and landscaping throughout. The modest alterations are intended merely to improve the community's livability and marketability. The main details of the amended PUD are as follows:

Original Plan	***Revised Plan***
• ***Total #Units****: 130 total units/16 total buildings - 26twnh, 80 apartments, 24 condominiums;*	• ***Total #Units:*** *130 total units/12 total buildings - 26twnh, 80 apartments, 24 condominiums; ;*
• ***Density:*** *2.73 units/acre*	• ***Density:*** *No Change*
• ***Townhomes****: Duplexes and triplexes.*	• ***Townhomes:*** *Triplexes & 5-plexes.*
• ***Garages:*** *Townhomes with 1-car garages will have driveways sized to two-car.*	• ***Garages:*** *All but two 1-car garages converted to two-car garages;*
• ***Open Space:*** *91.6% active + passive OS*	• ***Open Space:*** *No Change*

• ***Parking:*** *229 off-street parking spaces*	• ***Parking:*** *243 w/ 14 additional garage spaces*
• ***Snow Storage:*** *18.7% of road area*	• ***Snow Storage:*** *No Change*
• ***VIX Park Parking:*** *Pull-in parking included on west side of N Wild Horse for VIX Park users*	• ***VIX Park Parking:*** *No Change*
• ***Building Height****: 40ft building height limit. 6 buildings exceed limit.*	• ***Building Height:*** *No Change*
• ***Affordable Housing:*** *one 1-bed & two 2-bed live/work units at 75% market rate;*	• ***Affordable Housing:*** *No Change*
• ***Maintenance Bld:*** *None proposed*	• ***Maintenance Bld:*** *900sf structure added*

Upon review of the submittal packet, Staff concludes that the proposed changes:

1. ***Are*** *consistent with the comprehensive plan;*
2. ***Comply*** *with zoning and density requirements;*
3. ***Are*** *Compatibility to neighboring land uses;*
4. ***Have*** *sufficient access to town services including water and sewer services, fire, and police;*
5. ***Have*** *adequate off-street parking as well as vehicle, bicycle, and pedestrian circulation;*
6. ***Meet*** *open space and park requirements;*
7. ***Are*** *consistent with the natural character, contours, and viewsheds of the land.*

III Staff Recommendations

With the provisions of the original approving Ordinance TC 2025-1 withstanding, Staff recommends the following conditions in consideration of ***PZ 2026-1:***

a. *The sale of individual lots or units within 9 N Wild Horse may not occur until an amended plat creating the lot or unit is recorded with Garfield County. Amended plats memorializing said lots or units shall be reviewed and approved by Town staff and the Town attorney prior to recordation.*

b. *At the time of recordation of the amended Plat, Applicant shall record an amendment to the Declaration of Covenants, Conditions, and Restrictions for 9 N Wild Horse. Said amendment shall be subject to review by the Town attorney.*

c. *All updated construction drawings, grading permits, and drainage requirements shall be subject to review and approval by the Public Works Department and Town Engineer.*

d. *All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Commission and reflected in the minutes and/or recordings of such hearings shall be considered part of the Application and binding on the Applicant.*

e. *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.*

IV Exhibits

A. Land Use Application
B. Applicant Narrative
Revised Site Plan

DRAFT

C. Amended Plat
D. Revised Elevations/Floorplans of Townhomes
E. Restricted Covenants
F. Property Owners within 250'
G. Affidavit of Public Notice
H. Engineer Comment
I. Public Works Comment

Planner Smith introduced applicants Barry Rosenburg, Architect Kendra Oester and Attorney John Petisto from R2 Partners. Mr. Rosenburg said they were amending the approved PUD to meet the demand for home ownership as well as diversity in rental units. Mr. Rosenburg said the developers added two car garages to all the units except for two (**Exhibit B).** Mr. Rosenberg said the developers increased the square footage of the townhome units from 1400 to 1800 square feet. Mr. Rosenberg said the town homes were mostly three bedroom units. Mr. Rosenburg said the units were grouped into larger buildings of five units per building instead of the original four units. Mr. Rosenburg said the characteristics of the buildings stayed the same and did not look imposing or longer by adding the fifth unit. Mr. Rosenburg said they added maintenance building for equipment storage and office space for the manager of the development because it was overlooked in the previous application.

Ms. Kendra Oester said some of the materials on the exterior of the buildings have changed to accommodate five units per building but to keep a single family feel. **(Exhibit C)** Ms. Oester said each of the units step with the grade and added highlighting under the gable. Ms. Oester said they alternated the greens between the units to blend back into the landscape. Ms. Oester said there was still a natural wood component to the fronts of the buildings. Mr. Rosenberg said because of the way these buildings were placed, they would not look like one long continuous building. Mr. Rosenburg pointed out the buildings were built into the landscape.

Commissioner Cotey asked how the consolidated buildings impact the overall grade of the site. Ms. Oester said the foundations are moving up with the grade and there were breaks between each unit. Ms. Oester said the break between buildings would have a rock retaining wall. Ms. Oster said the driveways may differ a couple of feet due to the grade between buildings. Ms. Oester said that each back yard would be longer. Ms. Oester said there is now a zero grade entry into the garage whereas before there was one step into the unit to make design more accessible than originally planned. Mr. Petaisto said the end units were now further back from the road and that would affect the grading behind the unit as well as the hill behind the buildings.

Commissioner Parks said he was concerned that the driveways would 10-12 percent grade and Mr. Petaisto said the driveways were all five to six percent slopes on the downhill side and one to two percent on the uphill side. Chair Apostolik clarified the back yards were 10-12 percent, but the driveways were not.

Ms. Oester said before the amendment, the units were a bit straighter in line. Ms. Oester said with the amendment, they slid some units back and forth to better meet the curve of the site. Ms. Oester said potential residents' backyard would be closer to the hill to match the curve of the road and create a feeling that each unit was individual. Planner Smith reiterated each building is longer and MS. Oester said each unit had to slide in relation to each other.

Commissioner Cotey asked if the slope was a two to one with the curve that cuts more into the hillside. Mr. Petaisto said the slope was the same as the original plan and they would work with a landscape architect to help with the vegetation.

Planner Smith said there was a change to the fire access road that was not in the staff report. Planner Smith said the access roads were behind the triplexes on the original approval, but now it would be between two of the 5-plexes. Planner Smith said it would convert back to the request of the fire department back to the north.

Commissioner McDonald asked if the garages changed on the triplex units. Ms. Oester said that all the units except two would now be two car garages. Ms. Oester said two units had to stay with a single car garage because of the density.

Commissioner Parks asked if some units had walkout basements. Mr. Rosenburg said yes. Ms. Oester said the units in the triplexes have basements. Commissioner McDonald asked if those units were three stories. Mr. Rosenburg said they are considered two stories because the elevation does not change. Mr. Rosenburg showed the location of the walk-out basements.**(Exhibit c pg. 37)** Mr. Rosenburg said there would be an empty cavity if they had not turned those into walkout basements. Ms. Oester said the basement is open space that the owner could use, however they choose, or upgrade to include rough in plumbing for a bathroom.

Commissioner Cotey asked what the backyard plans would look like with some units being for sale. Commissioner Cotey asked if the buyers would own the space behind those units and if the owners would be required to maintain them. Mr. Rosenburg said the owners would have a specific yard to care for and it would be addressed in their covenants. Mr. Rosenburg said the covenants would apply to renters also. Commissioner Cotey asked how the space would be divided and whether there would be fencing. Ms. Oester said the units were single family attached and the owner would own from the ground to the sky and the line to the street like a standard single family homeownership model. Ms. Oester did not know if the developer would provide the fencing, or if it would be the homeowner's responsibility. Ms. Oester said there was a steep hill behind the units, and it would be difficult to fence in. Commissioner Cotey was concerned with amending the PUD because it was originally open. Commissioner Cotey said potential residents would make it their own and modify the yard. Commissioner Cotey was concerned that the fencing would look like yards in Castle Valley Ranch backing Mount Medaris with visible fencing going uphill. Mr. Rosenburg said they had not considered plans for fencing. Mr. Rosenburg said they could address the fence through covenants specifying the height and type of fence at the time of sale. Attorney Chad Lee said fencing would be promulgated by rule later in the development process.

Commissioner McDonald asked the applicants if they would need an HOA and if they would manage it themselves. Mr. Rosenburg said they would manage the property themselves. Mr. Rosenburg said when all the units are sold, the owners could form an HOA if they did not want R2 Partners to manage it anymore. Commissioner McDonald said they must be licensed by the state to manage an HOA and asked the applicants if they were licensed. Mr. Rosenburg said he did not know but they were managing a few HOA's in the Midwest. Commissioner McDonald said there were laws in Colorado, and it was complicated. Commissioner McDonald encouraged the applicants to read the declarations. Mr. Rosenburg said they did not have a problem reviewing the declarations and R2 Partners have experience managing HOA's. Commissioner McDonald pointed out that the applicant's property would be unique and said all the landscaping should all be managed as one.

Myrna Candreia New Castle resident said the applicants' tenants should be required to use their garages for parking instead of storage so there wouldn't be so many cars parked on the street. Mr. Lee said that would be too difficult to enforce. Mr. Lee said he did not agree with that suggestion. Ms. Candreia said that emergency vehicles cannot access the street because of illegal parking near Foxwood Lane. Ms. Oester there was 540 Square feet of garage space. Ms. Oester said it is not practical to stop people from putting toys in their garage, but you could stop them from blocking emergency vehicles. Ms. Oester said a covenant could enforce the issue of blocking of emergency

vehicles because it could cause harm or safety. Commissioner Cotey said if there is an issue with the roadway itself, the town should take responsibility along with the police department. Commissioner Cotey said she would like to separate the developer's responsibility and the towns. Mr. Rosenburg showed an area in the garage that can be used as additional storage.

Commissioner Alternate Mahaffey asked about parking for families with children, two cars who cannot park in the garage. Mr. Rosenburg said two cars would fit in the driveways in addition to the garage. Mr. Rosenburg said that with the proposed amendment, there would be more parking spaces than the original PUD. Commissioner McDonald asked if parking was allowed on only one side of the street. Planner Smith said parking was allowed on the south side of the street. Mr. Rosenburg said there were parallel spots on the side of the street. Commissioner Cotey reminded the other commissioners that the parking issue was discussed in earlier development approvals and the applicants created more than was originally approved. Commissioner Mahaffey said he was curious if parking would spill over into the park and if overnight parking would be allowed where it currently is not allowed. Mr. Rosenburg said those spaces in the park were dedicated to the town and that would be the responsibility of the town. Ms. Oester said there is signage at the park that says, "no overnight parking".

Jean Heiser, New Castle Resident asked if there would be a management office on site for the 130 rental units. Mr. Rosenburg said there would be 130 units in total, with twenty-six units for sale, so the rental pool would be less than originally approved. Mr. Rosenburg said there was not onsite office. Since the townhouse units are for sale, there would not be a manager living in one of those. Ms. Oester said the maintenance building does have an office, but no one will be living there. Ms. Heiser asked if that maintenance room would be staffed. Mr. Rosenburg said it would not be staffed twenty four hours a day, but there would be someone there during business hours to receive packages, manage rentals and take complaints.

Denise Scheberle, New Castle resident on Zoom asked what the impact would be on VIX park, it's parking spaces and the dog park because there was no other green space she could see on the plan. Ms. Scheberle was concerned about the impact because the park was already heavily used. Planner Smith said extra parking was approved with the original application. Planner Smith said that was an improvement to VIX to the town on behalf of R2 Partners. Planner Smith said the town asked the applicants to aid with the parking in that area. Planner Smith said there would not be much of an impact on the park open space. Planner Smith said if anything, it will improve the walkability of the park and make it more user friendly. Planner Smith said a couple of EV chargers would be available at VIX Park too. Planner Smith said the original PUD was approved by P&Z and voted on by council because nobody felt it would have a negative impact on VIX Park. Town Administrator David Reynolds said the spots along the edge of VIX Park were not designed for the development and were add-ons that formalize and put additional sidewalk in front of the park. Ms. Scheberle said she understands the parking and still has concern for the green space, considering the other proposed townhome development. Mr. Rosenburg said the applicants own 60 acres and they plan to develop less than ten acres and leave the rest as open space. Mr. Rosenburg said the roads and hiking trails that go through their property will be maintained and available for public use. Commissioner Cotey said that this is private property and the developers have been very thoughtful in allowing public access.

Commissioner Alternate Mahaffey asked if the trail dedicated to the town, was an easement. Mr. Rosenburg said it is not ownership, but a perpetual easement to the town. Planner Smith said the applicants preserved those trails.

Jim Lord, New Castle resident, said he had seen more activity this year and asked when construction would start. Mr. Rosenburg said work could start in April or May 2026 and estimated it

could take up to 18 months. Mr. Rosenburg said the order of construction would start with 80 apartments, next town homes, and finally the empty nest units. Mr. Lord asked if North Wild Horse Drive would open where it is currently closed to accommodate more parking. Mr. Rosenburg said since that will be owned, the town has asked the developer to provide more parking. Mr. Rosenburg said it will be open to connect to Castle Valley Boulevard with additional parking.

Commissioner McDonald asked if there would be a temporary service road back on the construction track. Mr. Rosenburg said R2 Partners was working on an agreement with TC Midwest because they own the property. Planner Smith said Attorney Mike Sawyer and TC Midwest were still working on it. Commissioner McDonald said he would like to see that road take pressure off Castle Valley Boulevard from construction traffic.

Ms. Heiser, New Castle resident, said there was a lot of traffic on North Wild Horse Drive and wanted to know if there would be plans to improve the road. Planner Smith said there were approvals that connect North Wild Horse Drive and the blockades would be removed. Planner Smith said more parking spaces would be added, and TC Midwest development would connect at another connection point at the roundabout. Ms. Heiser asked if North Wild Horse Drive would be halted in any way and Planner Smith said no.

Commissioner Alternate Rittner thanked the applicants for adding the maintenance building and office. Commissioner Alternate Rittner thanked the applicants for the thoughtfulness of adding ownership to the townhomes.

Commissioner Sass said the application has improved with the addition of larger garages.

Commissioner Alternate Mahaffey said he would like to see future connections with open space and trail networks.

Commissioner Cotey said she would like to have a condition added to the covenant concerning fencing for private ownership units. Commissioner Cotey said the change from rentals to private ownership changes the maintenance from a property manager to individual homeowners. Commissioner Cotey recommended working with Planner Smith and town staff on creating appropriate covenants. Commissioner Cotey suggested a three foot or split rail in the covenants. Mr. Rosenburg said he was fine with a unified fencing plan because he said it would look bad if fences were taller than the rooflines. Planner Smith agreed with a three split rail like in Lakota Canyon Ranch. Planner Smith asked if the fence should have a specific elevation. Commissioner McDonald said the lot lines would require a survey before fencing. Commissioner Parks asked about covenants to prevent sheds and other storage pads. Mr. Rosenburg agreed and said he would work with Planner Smith to address those concerns. Chair Apostolik suggested a meeting with Administrator Reynolds and the Town Attorney to create covenants to keep fencing and outbuildings consistent with neighboring communities.

Commissioner Parks said the applicants may want an agreement with homeowners about maintaining the grounds. Mr. Rosenburg said the applicants would maintain the front yards and the homeowners would maintain the back yards. Commissioner McDonald said White Horse Village would be a good comparison for the applicants to work from regarding HOA maintained front yards and homeowner maintained back yards.

Chair Apostolik closed the public hearing at 8:00 p.m.

MOTION: Commissioner Riddile made a motion to approve PZ 2026-1, A Resolution of the New Castle Planning and Zoning Commission Recommending Approving a Minor Amendment to the Final PUD Development

Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development Center with a change to item B with staff recommendations. Chair Apostolik seconded the motion and it passed on a roll call vote. Commissioner McDonald: yes; Commissioner Cotey: yes; Commissioner Parks: yes; Commissioner Sass: yes; Chair Apostolik: yes; Commissioner Riddile: yes; Commissioner Alternate Mahaffey: yes.

Commission Comments and Reports

Commissioner Alternate Mahaffey asked if the commission would consider work session to clarify what would be discussed during a meeting. Commissioner Cotey said there were rules that forbid two or more commissioners to discuss an open application off the record. Chair Apostolik said the commission needed to focus on the agenda but also hear public comments. Commissioner Cotey said that the code dictates commission alternates review prior applications before voting and due diligence to review the materials. Commissioner Alternate Rittner said it is important for alternate commissioners to know the applications before voting by reviewing the record.

Planner Smith said Commissioner Alternate Mahaffey could reach out to the owner of the property at some point and discuss ideas for new trails. Commissioner Riddile suggested holding a refresher course for the planning commission once a year covering ethics, procedures, and expectations with the town attorney.

Staff Reports

Planner Smith said he would schedule Xcel Energy CUP for the substation and plan the noticing. Planner Smith said he is trying to schedule a sketch plan with TC Midwest.

Chair Apostolik adjourned the meeting at 8:30 p.m.

Respectfully Submitted,

_____

Chuck Apistolik, Commission Chair

_____

Michelle Huster, Professional Assistant to
the Town Clerk

Exhibits

Exhibit A – New Castle Center Sketch Plan

DRAFT

New Castle, Colorado
Planning and Zoning Commission
Wednesday, February 25, 2026, 7:00 PM

Call to Order
Vice Chair Cotey called the meeting to order at 7:00 p.m.

Roll Call

Present	Vice Chair Cotey
	Commissioner A. Riddile
	Commissioner McDonald
	Commissioner Alternate Mahaffey
	Commission Alternate Rittner
	Commissioner Sass
Absent	Commissioner Westerlind
	Chair Apostolik
	Commissioner Parks

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds, Town Attorney Haley Carmer and Professional Assistant to the Town Clerk, Michelle Huster and members of the public.

Meeting Notice
Professional Assistant Michelle Huster 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.

Citizen Comments on Items NOT on the Agenda
There were no citizen comments.

Public Hearing

Vice Chair Cotey opened the public hearing at 7:02 p.m.

CONSIDER A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION APPROVING A PRELIMINARY PUD DEVELOPMENT PLAN AND PRELIMINARY SUBDIVISION PLAT FOR CASTLE VALLEY RANCH PLANNING AREA 12, FILING 14 (ARCHWOOD TOWNHOMES)

Professional Assistant Huster reminded the commissioners and public not to speak over one another.

Vice Chair Cotey welcomed the applicants and explained the process of the public hearing. Town Planner Paul Smith introduced the applicant from TC Midwest, Maarjan Pasha. Planner Smith said TC Midwest had introduced their sketch plan to the commission a year ago and made changes the commission suggested. Planner Smith

said this public hearing was the preliminary application and not a final approval. Planner Smith reviewed his staff report. **(Exhibit A)** Vice Chair Cotey asked if the preliminary plans go to council, or if they come back to the planning commission for the final. Planner Smith said yes, the application would come back to the planning commission for another public hearing and a chance for the public to provide feedback then it would go to town council for the final.

Planner Smith directed the commission to the 11 X 7 portion of the site plan on page 10. **(Exhibit B)**

Staff Report

Castle Valley Ranch PA 12 – Filing 14
Preliminary PUD/Subdivision Application
Planning Commission – Resolution 2026-01
February 25th, 2026

Report Compiled: 2/19/2026

Project Information

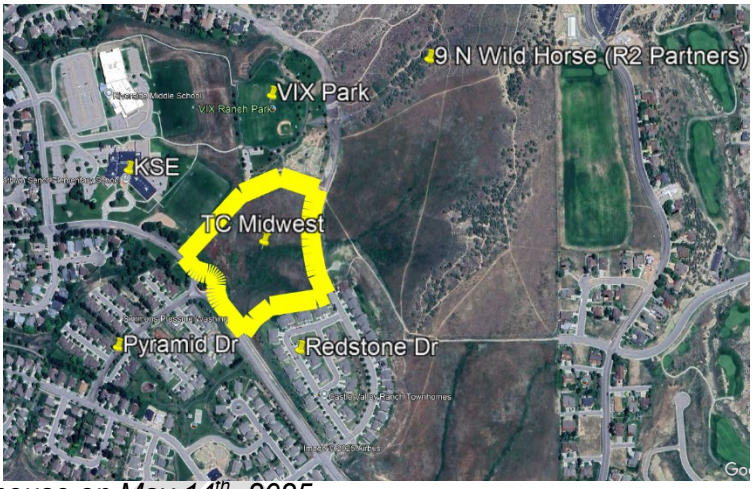
Applicant:	*Maarjan Hashami*
Applicants' Mailing Address:	*17774 Preston Rd.* *Dallas, TX 75254*
Email:	*maarjan@tcfuels.com*
Property Owner:	*TC Midwest LLC*
Owner Mailing Address	*17774 Preston Rd* *Dallas, TX 75254*
Proposed Use:	*66 Multi-family Residential Townhomes*
Parcel Acreage:	*10.32 acres @ 6.4 units/acre*
Open Space:	*~2.02 acres or 19.3%*
Underlying Zoning:	*Mixed Use MU-1*
Proposed Zoning:	*Castle Valley Ranch MF-2*
Surrounding Zoning:	*SF & multifamily homes (N Wild Horse Dr., Redstone Dr, CVB);* *Parkland (VIX Park)* *Residential zoning (CVRI)* *School (Kathryn Senor Elementary)*

I Introduction

TC Midwest, LLC originally submitted a sketch plan application in February of 2024 proposing commercial development on Planning Area 12 (PA12) east of the Castle Valley

DRAFT

Blvd. (CVB) roundabout near Katheryn Senor Elementary and across from Pyramid Dr. That plan included various commercial uses developed in several phases. With the feedback received from the meeting, the Applicant reconsidered alternative uses more consistent with the surrounding neighborhood. These alternatives were reviewed at Sketch Plan by the Planning Commission and Council on April 9th, 2025 and May 6th, 2025, respectively. The Sketch Plan was later presented at a community open house on May 14th, 2025.



The current preliminary application reflects the feedback from those meetings and now proposes a fully residential development, comprised of 66 townhome units in 14, two-story buildings priced at fair market value including workforce housing. Road designs will match Town standards and will align with existing intersections such as the CVB roundabout and the future Silverado Trail to the Lakota PUD. Open space will include areas for snow storage, a children's play area, two public pickleball courts, various connecting trails, and the usual sidewalks.

The Preliminary Plan application was completed on December 18th, 2025. As the second of three application steps required for new planned unit developments ("PUD") & subdivisions, the plan shall demonstrate zoning conformance, compliance with the Town code, provisions for utilities and infrastructure, compatibility with the comprehensive plan, and address any adverse impacts to the Town. Unlike the sketch plan, the preliminary plan is assessed through a public hearing, culminating with an approval decision by the Planning & Zoning Commission (P&Z).

Within thirty (30) days after the close of the public hearing, or within such time as is mutually agreed by P&Z and the Applicant, P&Z shall make one of three decisions regarding the application: 1) approve the application unconditionally; 2) approve the application with conditions; 3) deny the application. A continuance may be granted pursuant to Section 16.08.040(G) of the code.

II Changes from Sketch Plan

Planner Smith shared the site plan **(Exhibit B pg. 8).**

At the Sketch Plan meetings, both the Commissioners and Council lauded the turn from mixed use to multifamily residential zoning. An all-residential product was considered a better fit for the surrounding community. The input has since prompted the Applicant to consider only modest changes to the Sketch proposal. Some of these include:

- *Street bump-outs at crosswalks added for better lines of site;*
- *An 8-foot dedicated bike path along the property line with Kathryn Senor Elementary;*
- *Patios extended and covered for various buildings;*
- *Prohibited parking on Silverado Trail to improve traffic flow;*

- *A committed right turn lane from southbound N Wild Horse to westbound Silverado Trail to reduce queuing at CVB and NWH;*
- *Bike lanes added to both sides of Silverado Trail;*
- *Potential relocation of the proposed pickleball courts to VIX Park;*
- *Relocation and dedication of kids play area to the northeast corner of the property;*
- *Two-car garages were added where possible;*
- *Affordable "rental" housing is in early discussions;*

Vice Chair Cotey asked Planner Smith to clarify the dimensions of the bike lane. Planner Smith said there was a 56 foot right-away and a 61 and a half foot right-away with an eight foot bike lane. Planner Smith said the bike lane would allow for future on street parking if necessary. Vice Chair Cotey said the eight foot bike lane should have a striped buffer.

General similarities and differences with Sketch Plan include:

Sketch Plan	***Preliminary Plan***	
• ***Units:*** *66 townhome units in 14 building;*	• *No change*	•
• ***Zoning:*** *MF-2*	• *No change*	•
• ***Density:*** *6.4 units/acre*	• *No change*	•
• ***Open Space:*** *19.4%*	• *No change*	•
• ***Off-Street Parking:*** *122 required/229 proposed;*	• *No change*	•
• ***Max Building Height per Zoning: 40'***	• ***Max Building Height Proposed per Definition (6A1): 40.2'; Per Slab: ~32'***	•
• ***Min Lot Area:*** *2,200sf/4 lots @ 2,137sf*	• *No change*	•
• ***Net Zero****: discussed*	• *All electric anticipated;*	•
• ***Snow storage:*** *discussed*	• ***Snow Storage:*** *17% of road area;*	•
• ***Trails:*** *Not specified*	• ***Trails:*** *VIX Trail paved and connected*	•
• ***Workforce Housing:*** *Considering*	• ***Workforce Housing:*** *Applicant proposes up to six units at market rent rate;*	•
• ***Pickleball Courts:*** *Two located onsite*	• ***Pickleball Courts:*** *Two located @ VIX; Town to consider cash in-lieu.*	•
• ***Garage Storage:*** *Limited in single-car;*	• ***Garage Storage:*** *Improved for trash & lawn equipment.*	•

Vice Chair Cotey asked if the applicant met the off-street parking requirement. Planner Smith said the applicants were meeting the off-street parking requirement.

Commissioner Sass asked if the proposed units were for sale, or rentals. Planner Smith said 60 units will be for sale at market rate and 6 of the units would be workforce housing with a rental option. Commissioner McDonald asked what the definition of worker would be to qualify for workforce housing. Planner Smith said town workers were the first tier, second tier would include workers living in the 81647 zip code, then it would open to outside workers. New Castle resident, Dianne Landero asked if school district employees would be in tier one. Planner Smith said, no, school district employees would be tier two.

III Staff Review:

Throughout the application process, the submittal documents will be reviewed pursuant to the criteria in the Municipal Code (MC) for planned unit developments (PUDs) and subdivisions. Any proposal should show general conformity to the following (MC 17.100.050(H)):

1. *Consistency with the comprehensive plan;*
2. *Compliance with zoning and density requirements;*
3. *Compatibility to neighboring land uses;*
4. *Availability of town services from public works (including water and sewer services), fire, and police;*
5. *Adequacy of off-street parking and vehicle, bicycle, and pedestrian circulation;*
6. *The extent to which any required open space or parks are designed for active or passive use by residents of the subdivision or the public; and*
7. *Development is consistent with the natural character, contours, and viewsheds of the land.*
8.

1) Is the proposal consistent with the comprehensive plan?

*Applicants are expected to clearly demonstrate substantial conformity with the CP in all applications (**Policy CG-1B**). Substantial conformance to the CP should include:*

- *Fostering distinctive, attractive communities with a strong sense of place and quality of life.*
- *Demonstrating a fully-balanced community and land use structure.*
- *Ensuring a mix of uses that complement existing land-use patterns.*
- *Creating walkable communities and encourage multi-modal transportation.*
- *Balancing housing types that support a range of affordability.*
- *Preserving open space, natural beauty, and critical wildlife habitat.*
- *Encouraging economic development.*
- *Providing efficient and cost-effective services.*

***Balanced Community:** The proposal pairs well with a number of New Castle goals and values, central being a commitment to quality of life. The Applicant intends to repurpose the underlying mixed-use zoning with a fully residential site. Commercial uses will be considered in a more suitable location. Though "all residential" is potentially a better fit for the location, it is advisable that P&Z and Council recognize the growing deficit of commercial prospects in New Castle with each deferment of commercially zoned land. During Sketch Plan the Applicant discussed this concern and their intent to relocate the commercial zoning on other properties owned within CVR.*

***Smart Growth:** The project favors Smart Growth (**Goal CG-5**) including sensitivity to: Aesthetics – employing architectural features already observed in Town; Recreational opportunities – including trails, courts, a playground, and seamless access to VIX park; Livability – attention given to pedestrian safety, parking, and efficient vehicle circulation (**Goal RT-1**). The Applicant's future commitment to a TBD commercial property along CVB will help right the imbalance of needed goods and*

TYPE 1B

DRAFT

services in the immediate vicinity. Staff would encourage maximizing outdoor living areas such as covered patios and/or decks to enhance connections with the outdoors. Consider building 1B below:

Affordability: *A higher density, multifamily development comprised of two and mostly three bedroom units should advance the cause of affordability. Floor plans will range from 1,283sf to 1,951sf (with one 2-bed @ 1,164sf) of conditioned space expected to track current market rates. Seven of the 66 units will be two-bedroom. Staff have been in initial conversations with the Applicant about affordable and/or workforce housing options. Currently the Applicant is prepared commit to six rental units at market rate but is hospitable to other possibilities.*

For context, the Town's Comprehensive Plan mentions "affordability" dozens of times but never fully defines the concept. The Town instead defers to affordability metrics offered by various government agencies. The US Department of Housing and Urban Development (HUD) at one time recommended that total housing expenses should not exceed 30% of gross household income. With a current Area Median Income (AMI) for New Castle hovering around $95k or better, total housing costs exceeding $2,375/month are considered burdensome. HUD also compiles fair market rents (FMR) for counties. FMR is defined as the 40th percentile of the typical rentals in the county, with 50th percentile being the median. Currently published FMR's for Garfield County are below:

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	$1,215	$1,223	$1,605	$2,232	$2,391
FY 2025 FMR	$1,211	$1,219	$1,599	$2,241	$2,463

https://www.huduser.gov/portal/datasets/

Presumably, the market rate for housing in New Castle tracks higher than the Garfield County median because of the higher cost of living which is perhaps why Zillow lists the average rent for New Castle at $2,625 for all bedrooms as of 2/12/2026. Of course, these metrics do not solely drive price discovery. Innumerable factors can influence price. Nevertheless, the government data, coupled with the Applicant's six unit offer, can help frame this development's concept of affordability.

Vice Chair Cotey asked Planner Smith to explain what the inventory of workforce units was with all the current applications because it was unclear. Planner Smith said there would be five workforce housing units with the Romero Group, two units with R2 Partners and TC Midwest's Townhomes would have roughly 6 units. Administrator Reynolds said town employees, school district and fire department would have right of first refusal for those units. Vice Chair Cotey asked why the town tends to choose workforce housing as opposed to another type of affordable housing and if there was a demand, or if a different strategy would be appropriate. Planner Smith said that was a good point and the units would not come available all at once. Vice Chair Cotey said she would like to know if the town has explored other affordable housing options. Commission Alternate Rittner asked if the option of ownership was considered for workforce housing. Commission Alternate Rittner said many people have contributed to the workforce for a certain number of years and will continue to stay in the community but do not have many ownership opportunities. Vice Chair Cotey asked if the town had any deed restricted units. Town Attorney Haley Carmer said the only exceptions she knew of were through Habitat for Humanity. Vice Chair Cotey asked if they were managed through Garfield County. Attorney Carmer said the Town of Carbondale had deed restricted units that are managed through the town.

Fiscal Impact: *A fiscal impact study was performed (Triple Point Strategic Consulting) comparing estimated revenues with costs associated with the new development. The study helps determine whether the Town can meet the new demand on services (**Policy CG-7B, CP pg. 54**). The analysis projects a population increase of 2,012 for the entire town of New Castle with approximately 170 associated specifically with the new development. The analysis then projects revenues and costs based off of the Town's budget averaged between the tax years of 2023 and 2025. The results provided in the packet show an annual net benefit to the town post construction of $112,271. The cumulative net benefit by 2045 is estimated to be $3 million with $1.1 million coming in the initial two years of construction. The Town's finance department has reviewed the assumptions and projected outcomes separately with consistent results. Based on the assumptions of the analysis, Staff is confident that the development is fiscally viable.*

Trails/Open Space/Recreation: *The site plan establishes a commitment to pedestrian friendly communities and active open space. The development will memorialize the connecting trail from the CVB pedestrian culvert to the Dog Park. Detached sidewalks will wrap the entirety of the filing allowing non-vehicular access to nearby locations.*

The Applicant has volunteered a new pickleball hub to the northeast of the development. Presently, the Town is considering locating the area to a yet-to-be-determined location within VIX Park. The Town maintained courts will be a community amenity. Lastly, the children's play area relocated to the northeast corner of the development available to families walking home from school.

Preserves Natural Environment: *New Castle is committed to stewardship of the natural environment and recognizes the potential negative impacts of new development. The Town will work with Colorado Parks and Wildlife (CPW) and the Applicant to identify and protect critical environmental resources (**Goal EN-1**). CPW recognizes that the surrounding areas of the property are established year-long habitat for various birds and mammals. It will be important to minimize conflicts by, for instance, prohibiting dogs off-leash, minimizing light trespass, preserving native habitat, and limiting use of fences. In some cases, added landscape buffers in certain locations may offset these impacts with enhanced vegetation and/or landscape features.*

*New Castle also endorses sustainable building practices that minimize the consumption of fossil fuels and maximizes use of renewables (**Goal EN-7**). All buildings will comply with the recently adopted Colorado Electrical and Solar Ready codes. It will be important for the Applicant to discuss how sustainable building measures are featured in the proposal as the application progresses. Net-zero/all-electric alternatives are achievable solutions manifested in new developments throughout the Valley. The recently approved 9 N Wild Horse PUD has proposed similar efficiency measures. The Applicant therefore has expressed the intent to make these units all electric using heat pumps for mechanical equipment.*

The Town's raw water supply will be connected to all 66 units for landscape irrigation. Raw water is non-potable water which bypasses the town's treatment facility thereby eliminating the processing step. The Applicant also receives a 25% reduction in water tap fees as a result of implementation. Opting for raw water is ultimately an economic and sustainability win for all involved.

Manicured landscaping should be minimal and located mainly within active areas adjacent to units. Native grasses, drought tolerant shrubs and trees should fill the balance of remaining open space. A landscape plan will be finalized prior to approval.

DRAFT

2) Does the proposal demonstrate compatibility with the proposed zoning, density, and general development plan to neighboring land uses and applicable town code provisions?

Land Use: *The Applicant has elected to develop under the CVR **MF-2** zoning criteria. According to MC 17.104.080, MF-2 is a "multifamily district allowing higher density including apartments." The following land uses are permitted by right:*

- *Attached dwelling units with rear yards;*
- *Patio homes;*
- *Attached dwelling units in structures containing more than two units*
- *Parking;*
- *Playgrounds;*
- *Trails;*
- *Open space;*

The MF-2 also permits the following density and area standards:

- *Minimum lot area of 2,200sf;*
- *Minimum lot area per dwelling unit 1,600sf;*
- *Maximum building height of 40'*
- *Minimum front yard setback 18';*
- *Minimum side yard setback of 0';*
- *Minimum rear yard setback of 10'*
- *Minimum distance between buildings of 10';*
- *Off street parking: 2/unit for duplex, triplex, or four-plex; 1.5/unit for five or more units/building + 1 for recreational vehicles per 5 dwelling units;*

The Applicant adopts only permitted uses, with structures complying with density and separation. Compliance with building height limits was confirmed less one unit extending slightly over the technical definition for allowable building heights. All building heights and setbacks are displayed in the packet. The Town should prioritize ways of mitigating the potential visual impacts of building mass adjacent to the surrounding neighborhoods. Massing alternatives, structure orientation, landscape screening, and roof articulation, for example, are ways visual impacts can be attenuated. Since Sketch Plan, the Applicant has added various nuances to the architectural aesthetic to address these matters.

Off-Street Parking: *The purpose of off-street parking in the PUD "is to ensure that safe and convenient off-street parking is provided to serve the requirements of all land uses in the Castle Valley Ranch PUD and to avoid congestion in the streets" (MC 17.104.100). The following off-street parking standards apply:*

- *Duplex, tri-plex or four-plex – Two spaces per dwelling unit;*
- *Five or more dwelling units in one structure – One and one-half spaces per dwelling unit + 1 recreational vehicle parking space for every 5 units in a 5-plex or greater;*

Per the standards, required off-street parking totals 121.5 spaces. The Applicant shows approximately 210 functional off-street spaces, 30 units of which are single car garages with six of those single-car garages having two-car-width driveways.

DRAFT

Regardless of the off-street parking overage, Staff recommends a minimum of two-car width driveways for single car garages to solve for issues related to garages used as storage rather than parking. This tendency inevitably results in "tandem" parking which induces residents to park at least one car on the street which further aggravates street congestion and sometimes compromises safety. The Applicant was directed by P&Z and Council to relegate seasonal/RV parking to additional general use parking.

On-Street parking: *On-street parking serves to accommodate overflow vehicle parking for guests, deliveries, trash pick-up, and emergency vehicles. To the extent these accommodations are priorities for the Town, they deserve special attention in project design. Proposed ROW cross-sections are illustrated in the packet. The recently adopted Town standard for residential roads recommends a 58' ROW cross-section with parallel parking on both sides of the street and minor collectors reaching 62.0'. Both standards are implemented on the site plan, however, the 62' ROW for Silverado Trail will prohibit parking in order to expedite traffic flow, with bike lanes added instead. The central alleyway will be a narrower 12', one-way drive with 4' driving buffers on either side. The one-way will direct vehicles from west to east so that cars will contend mainly with right turns.*

3) Is there availability of town services from public works, fire, and police?

Police: *There is little indication that police service would be compromised with the added population increase. The Police Department is currently fully staffed with 13 officers. Generally, additional officers are considered for every 1,000 resident increase.*

Fire: *In response to the current multi-year drought and the ongoing expansion of the wildland-urban interface, Colorado River Fire Rescue now emphasizes the resiliency of structures and improving defensible space (**Goal EN-8**). Recently, such measures were codified with the adoption of the 2021 International Fire and Wildland-Urban Interface Codes. Structures are required to use materials with better ignition resistance than more conventional materials. Limiting the combustion properties of a structure reduces fuel loads thereby inhibiting flame spread and buys time for firefighting during a wildland fire incident. Vegetation or landscaping surrounding new structures will also be scarcer than before in response to the requirements of defensible space.*

Public Works: *The CVR Master PUD is approved for 1,400 residential units and 100,000sf of commercial space. These totals were primarily the result of calculations performed on the basis of water dedicated from Elk Creek. At present, the CVR PUD has no commercial space developed. The current sewer treatment plant is sufficiently sized to process the full build-out of both CVR, Lakota, and any commercial in-fill properties downtown.*

Raw Water: Raw water is available at the roundabout on CVB and VIX Park and is expected to irrigate all lots and common areas within the new PUD.

Streets/Snow Storage: Other than the central, interior alleyway, all roads will match the Town standards. Snow storage and management policies are included in the packet with designated storage locations adequate to the task. Snow storage is crucial for public safety, cost savings, and quality of life.

Due to the traffic demands for future residential development east of N Wild Horse Dr., the Applicant has provided a southbound right-turn lane (i.e. splitter lane) at the intersection of N Wild Horse and Silverado. The intent here is to encourage

vehicles immediately to the west towards the CVB roundabout and hence reduce the potential congestion at the two-way stop of CVB and N Wild Horse.

Vice Chair Cotey asked if the space between the sidewalk and street was for snow storage and if the material would be gravel. **(Exhibit B page 41)**

Open Space: The Applicant has made efforts to integrate open space in three locations. The kid's park, the pickleball courts, and the central accessory spaces will be available to all residents and will complement other amenities in VIX Park.

4) Is there adequate vehicle, bicycle, and pedestrian circulation?

Because roads will approximate Town standards, the anticipated detached sidewalks will provide a safer and more pleasant pedestrian experience. Driveways fronting Silverado Trail have been removed to expedite vehicle travel through the property. The southbound splitter lane from N Wild Horse Dr should help maintain a level of service (LOS) "A" at the intersection of NWH and CVB. The future traffic loads from the new 9NWH development have been a concern for both Staff, P&Z, and residents. The LOS "A" is considered the lowest (or lightest) level of traffic density. The traffic analysis provided with the application did not require the additional splitter lane. The Applicant provided one nonetheless.

With higher density and disrupted lines-of-sight, it will be important for streets to have high visibility crosswalks, preferably with bump outs, placed in priority locations. The development will also dedicate the connecting trail from the CVB pedestrian culvert to the Dog Park. This path should be modestly landscaped.

Vice Chair Cotey asked if the term splitter lane was a dedicated right turn lane. Planner Smith said yes. Commissioner Cotey asked if one entrance would be a stop controlled intersection four ways, and the other would be a three way with a dedicated right turn lane. Planner Smith said yes to incentivize less traffic on Castle Valley Boulevard.

5) Is the natural character of the land preserved?

The parcel slopes gradually downhill from east to west dropping 30-40' in 700ft (~4% slope). Such slopes are rarely problematic from a design standpoint and therefore structural steps or terracing of landscaping should be minimal. Nevertheless, the Applicant should demonstrate material balance of expected cut-and-fill before construction commences. The structural designs appear to preserve and match existing grade features and follow uniformly with the current slope.

To conserve water and limit landscape maintenance such as mowing, staff requests the applicant consider drought resistant vegetation and seeding of native grasses to restore disturbed areas to their original state. Sod with landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance.

Staff recommends landscape berms where possible to obscure traffic noise and headlights along CVB (see Eagle Ridge Ranch development).

Vice Chair Cotey asked what the road grade would be. Planner Smith said the grade of the entire property was 6 percent. Commissioner Cotey asked what the grade of Silverado Trail would be and what the contour interval would be. Sapana Shah with Triangle Engineering said the maximum would be four to one and the grade of Silverado Trail was 8 percent. Vice Chair Cotey said 8 percent is the town maximum and was concerned that it would be steep for a main road. Planner Smith said there would be retaining features to minimize the grade. Vice Chair Cotey asked the

applicants if they were concerned with the grading. Ms. Pasha said she would consult with the civil engineer with that feedback. Vice Chair Cotey suggested flattening some areas out with strategically placed retaining walls. Vice Chair Cotey suggested adding landscaping to Silverado Trail that is more aesthetically pleasing because the rendering was not appealing. Ms. Pasha will discuss retaining walls and the possibility of boulders for the final application.

Are the required open space or parks designed for active or passive use by residents of the subdivision or the public?

Since the open space requirements for CVR have already been met, open space dedication is not required. The Applicant does, however, contemplate the dedication of the pickleball courts and the kids play area to the Town for community use. Likewise, the trail connector from the CVB pedestrian culvert north to the dog park will be paved and also dedicated. All other sidewalks will be public ROW.

6) Is the development consistent with the natural character, contours, and viewsheds of the land?

*The site plan includes sloping topography downhill from northeast to southwest. Each building/unit generally terraces with the existing slope. Terracing of structures limits cut-and-fill and reduces the need for unsightly landscape retention. The approach also softens the blunt, "blocky" appearance, that may otherwise disrupt the undulating, natural landscape. The Applicant has been working with staff to minimize excessive slopes on various. Driveways maintain an 8% grade or less with some landscape retention expected. A sample color palate for the units is provided. Colors should reflect a natural appearance thereby minimizing visual impacts to viewsheds (**Policy EN-6B**).*

To conserve water and limit landscape maintenance such as mowing, Staff requests the Applicant consider drought resistant vegetation and seeding with native grasses to restore disturbed areas to their original state. Sod and landscape irrigation, likewise, should be used sparingly to limit the need for landscape maintenance. Modestly mowed buffers and borders can provide a satisfying manicured look needing little maintenance.

IV Preliminary Plan Recommendations

Staff suggests that P&Z consider the following recommendations to the preliminary PUD/subdivision application prior to a decision on Resolution PZ 2026-01:

A. Maximum building heights shall not exceed those depicted in the Applicant's submittal packet dated February 15th, 2026.

B. As part of its final application, the Applicant shall provide a memorandum of understanding with an estimate of reimbursable costs for the completion of N Wild Horse Dr subject to the provisions of the cost recovery agreement in Exhibit M of

Ordinance TC 2025-1 (otherwise known as the 9 N Wild Horse project).

C. *As part of the final application, the Applicant shall include provisions for an workforce housing plan consistent with the recommendations of the Planning Commission.*

D. *As part of the proposed covenants, the Applicant shall include provisions for exterior fencing limited to a split-rail and wire mesh type.*

E. *As part of its final application, the Applicant shall maximize covered patio areas for each unit where feasible per the recommendations of P&Z.*

F. *As part of its final application, the Applicant shall demonstrate compliance with all recommendations of the Town Engineer, Town Public Works Director, Colorado River Fire Rescue, and Town Attorney provided in response to review of the Application.*

G. *As part of its final application, the Applicant shall provide a declaration of covenants for the common interest community that are to the satisfaction of the Town Attorney. The declaration of covenants shall include a prohibition on short-term rentals understood as the renting of a unit for less than 30-days.*

H. *The Applicant shall comply with all currently adopted building code and municipal code requirements, including all sign code regulations in effect at the time of building permit application. All site specific development applications subject to the provisions of the International Fire Code or matters requiring fire alarms and/or fire suppression shall be submitted to the Fire Marshal for review and comment.*

I. *All exterior lighting to be dark-sky compliant per the comprehensive plan. Demonstrate that all exterior lighting will limit trespass. Parking lot lighting should be on timers to reduce the light duration at night while maintaining security lighting as needed.*

J. *The approved construction drawings shall demonstrate compliance with the Town Engineer, Police Chief, and Public Works Director for traffic and pedestrian signage.*

K. *As part of its final application, the Applicant shall provide a memorandum of understanding that proposes a cash payment in-lieu of constructing two proposed pickleball courts and children's play area. As a result of the exchange, both facilities shall be constructed by the Town in a location to be determined within VIX Park and within two years of the issuance of the first building permit.*

L. *The Applicant shall finalize the water rights dedication requirements for the project, including the calculation of irrigated areas and finalization of EQR dedication requirements. A warranty deed conveying the required water rights in the Coryell Ditch shall be executed and recorded together with the Final Plat.*

M. *A subdivision improvements agreement shall be provided containing an engineer's stamped cost estimate of public improvements, to the satisfaction of the Town Engineer and Town Attorney.*

N. *Landscaping shall incorporate native grasses and plants that minimize maintenance, moving, and irrigating. The landscaping plan shall be approved by the Parks*

DRAFT

Department. Plans submitted to obtain a building permit for any building shall demonstrate no more than 2,500 square feet of sod per dwelling unit as specified in 13.20.060 of the Municipal Code.

O. All representations of the Applicant made verbally or in written submittals presented to the Town in conjunction with the Application before the Commission or Town Council shall be considered part of the Application and binding on the Applicant.

P. 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.

Q. The sale of individual lots may not occur until a plat creating the lot is recorded with Garfield County and security for the public improvements has been received by the Town.

R.

V Duration of Preliminary Plan Approval

Preliminary plan approval granted pursuant to this Section 17.100.050 will remain in effect for one (1) year from the date of the P&Z's resolution. If the Applicant does not submit a final PUD plan application within said year or if the preliminary PUD plan application includes substantial changes (e.g., proposes new uses, higher density development, changed layout, new or additional variances, etc.) from the as-approved preliminary PUD plan, then, at the discretion of the Town Administrator, the applicant may be required to obtain approval of a new preliminary PUD plan application before filing a final PUD plan application.

VI Preliminary Plan Exhibits:

A. Applicant Preliminary Submittal
B. Staff Report
C. Public Notice
D. Outside Agency Referrals
E. Written Public Comments
F. Staff Comments

Commissioner Riddile asked if the developments R2 Partners and TC Midwest were to coincide with each other how the construction materials, labor and traffic would be affected. Planner Smith said it is unclear when R2 Partners would begin but said TC Midwest's site would come off the roundabout on the site plan on the west. Planner Smith said there would not be any conflicts with R2 Partners unless they needed to tie into utilities. Commissioner Riddile asked how the traffic would be controlled. Planner Smith said anything within the town right-of-way or service traffic would be managed through right-of-way permits during high traffic times. Planner Smith said there would layers of control and mitigation if necessary. Vice Chair Cotey asked if traffic control would be included in the conditions, or a suggestion during construction. Attorney Carmer said traffic control would be addressed during the final application. Attorney Carmer said the final takes about a year to submit and revise for final approval. Commissioner Cotey suggested adding a note about overall construction management for the final approval with a note about minimum disruptions to the school. Vice Chair Cotey suggested completing loud projects on Fridays when school is out of session.

DRAFT

Commissioner McDonald asked if condition B was for the right-of-way that was proposed by R2 Partners. Planner Smith said no and that it was for the construction of North Wild Horse. Commissioner McDonald asked if an agreement was reached with R2 Partners. Planner Smith said that would not work out. Planner Smith said that is why there would need to be mitigation.

Commissioner Alternate Rittner asked about the fire safety of condition three and if Firewise was considered in the condition. Commissioner Alternate Rittner said Firewise dictates where trees can be placed on the site. Commission Alternate Rittner was concerned about landscaping and conifer trees being too close to the structures. Planner Smith said tree placement is address at the building permit stage requiring each structure to submit a landscape plan. Planner Smith said the distance of trees would be measured for compliance. Vice Chair Cotey said the State of Colorado just adopted a resiliency code and wasn't sure if the town adopted it. Vice Chair Cotey suggested comparing the two.

Ms. Pasha thanked the commission for their previous suggestions and asked for feedback concerning the traffic mitigation and right turn lanes. Ms. Pasha said she would like to hear ideas from the commission as well if the rental option didn't work out.

Attorney Carmer asked if the applicants would be part of Castle Valley Master Association. Ms. Pasha said yes.

Vice Chair Cotey opened for public comment at 8:05 p.m.

Robin Bauer, New Castle resident asked if there would be a plan in place in the event R2 Partners and TC Midwest construction occurred at the same time. Mr. Bauer asked if the lap board siding from the site plan rendering fire retardant and what fire mitigation would be used for the exterior of the buildings. Mr. Bauer was concerned about the dry conditions. Ms. Pasha said fire resistant siding would be used. Administrator Reynolds said fire resistant siding is state mandated. Mr. Bauer was concerned that increased density would increase fire risk.

Brittany Guimond, New Castle resident asked the applicant about price points. Ms. Pasha said the costs were still under review. Ms. Pasha said TC Midwest does sourcing in house to keep the price reasonable and competitive.

Diane Landero, New Castle resident, said she has grandchildren who attend Kathryn Senior Elementary School. Ms. Landero asked if Castle Valley Boulevard would be widened going towards the proposed development. Ms. Landero asked where the path of safety would be for the students that walk and was concerned about cross walks in the roundabout not being safe. Commissioner Riddile said Castle Valley Boulevard would likely not be widened because people tend to increase speed on two lane roads. Commissioner Riddile said there were portions of Castle Valley Boulevard with road base to accommodate possible roundabouts in the future. Commissioner Cotey said roads are widened based on a certain threshold of daily traffic and that number would need to be higher for Castle Valley Boulevard to become wider. Planner Smith said safety measures would be in place during construction. Vice Chair Cotey said the commission worked hard during the sketch plan to ensure a path of safety.

Ms. Landero asked if the RE-2 School district was looking at the development plans and prepared to accommodate more students in the schools. Administrator Reynolds said the schools were first designed to include development at full capacity, but the previous recession affected construction, and the schools were not built out.

DRAFT

Jim Lord, New Castle resident, said when the school traffic lets out, most of the traffic exits towards Castle Valley Boulevard and goes up to turn around. Mr. Lord was concerned about the added construction traffic to the already crowded school traffic. Mr. Lord also asked if both the R2 Partners project and TC Midwest would occur at the same time. Planner Smith said R2 Partners are still working on the plan and TC Midwest was a year out from final. Planner Smith said completing North Wild Horse Drive and utilities would be the first part of R2 development. Planner Smith said the roads should be connected by VIX Park down to Redstone Drive to alleviate the traffic that turns around. Planner Smith said he was not aware of the school traffic turning around there and said he will continue to evaluate the situation.

Lynn Cassidy, New Castle resident said the parking looked tight from the site plan. Ms. Cassidy asked where extra cars and visitors would park because many residents have two cars and some have an additional work vehicle. Planner Smith said there would be no parking on Silverado Trail however visitors can park on the route road. Planner Smith pointed out the bump outs on the site map and the on street parking. **(Exhibit B pg. 9)**. Planner Smith said some units would have deeper driveways to accommodate more parking. Planner Smith said the units with two car garages will have four parking spaces, two garage spaces and two on the driveway. Planner Smith said visitors may park on the street and said there would be more street parking on North Wild Horse Drive. Vice Chair Cotey said the applicants were more than adequately meeting their parking requirements. Ms. Cassidy asked if the street would be wide enough for people to park on both sides of the street. Vice Chair Cotey said the commission would discuss specifics for Silverado Trail to accommodate parking in the future if needed. Planner Smith said the town standard was 58 feet wide with separate sidewalks broken up with landscaping. Planner Smith said it is more than sufficient with 11 foot drive lanes.

Ms. Cassidy asked for clarification on snow removal. Planner Smith said snow storage would be on the landscaping between the street and sidewalk. Planner Smith said the snow storage would separate the parked cars from pedestrians. Ms. Cassidy asked if the snow would be stored on the sidewalk. Planner Smith said snow would be stored on the gravel areas between the road and sidewalk. Vice Chair Cotey said public works has reviewed the snow storage and finds it adequate.

Ms. Landero asked how long the project would take from start to completion. Ms. Pasha said the applicant's goal was to do it all in one phase because they do not want to break up or delay any construction. Ms. Pasha said the project would move along with three buildings at a time.

Mr. Long said R2 Partners were starting to build in March and asked when the applicants would start. Vice Chair Cotey said the applicants would still need final approvals with preliminary approval and final approvals with council. Mr. Long asked if it would be a couple of years. Ms. Pasha said they need to make it through approvals and the instructional pace of the town.

Ms. Cassidy asked if the applicant could give more open space to fit the community better. Ms. Cassidy was concerned 66 units would feel too urban. Ms. Cassidy said she had not seen the comprehensive plan but wants to know if there will be density from applications in the future. Ms. Cassidy said the packet showed the property zoned for 16 and now changed to 66. Attorney Carmer said it was not a change, but part of the Castle Valley PUD amended in 2002. Attorney Carmer said when the applicant came to planning with their PUD, the applicant picks which residential zoning designations they wished to follow. Vice Chair Cotey said the units were individual townhomes and not condominiums with stacked units, therefore less dense than condominiums.

Vice Chair Cotey closed the public hearing at 8:26 p.m.

DRAFT

Commissioner McDonald asked how much raw water was available and if the town could keep up as it grows. Commissioner McDonald stated 2500 feet of sod per unit and asked if natural grasses were possible. Commissioner McDonald said less water is required for natural grass but was concerned about fire safety. Administrator Reynolds said the number of homes were predetermined based on how much water rights were available. Administrator Reynolds said that the calculations were based on 2500 square feet of exterior irrigation and the townhome units use far less water than single family homes. Administrator Reynolds said the town's raw water project was designed so people would not use potable water on their grass and take the demand off of the water treatment plant. Administrator Reynolds said there would not be grass around each dwelling in this development as with single dwellings. Administrator Reynolds said the town planned a long time ago so they would have known how much water would be available. Administrator Reynolds said the town purchased extra water for drought years from Rudi Reservoir so the town could pull from the Colorado River if needed. The town would release that water from Rudi to replace what it used from the Colorado River. Administrator Reynolds said TC Midwest had done a good job being conscious of water in their site plan. Administrator Reynolds said there is a debate about natural grasses increasing fire danger and the fire department was comfortable with the current application. Administrator Reynolds said the site plan ties in with the requirements of the (WUI Code) Wildland Urban Interface Cod adopted by the town.

Commissioner Alternate Mahaffey asked if the town has looked at using reclaimed water and suggested investigating it for the future.

Commissioner Sass asked for clarification about the Pickleball courts discussed in the sketch plan application. Ms. Pasha said that the public comment saying the Pickleball courts were too close to the homes and understanding it is a popular sport, they recommended moving it closer to VIX Park and they worked with the town for a better fit. Ms. Pasha felt the Pickleball courts should be adjacent to TC Midwest property and be accessible to everyone in the town. Vice Chair Cotey added a discussion about the kid's park being squeezed in the corner of the site plan. Ms. Pasha said they made improvements to the park with different equipment and added a fence and some trees to separate it from Castle Valley Boulevard. Ms. Pasha said they broke the equipment down into two or three separate pieces of equipment and said the park would be for everyone in the town to use. Vice Chair Cotey was concerned about the grade of the park. Ms. Pasha said there would be retaining walls based on civil engineering suggestions. Vice Chair Cotey said the plan felt squeezed and asked if there was flexibility to spill out onto town property to improve that plan. Commissioner Riddile said he would like to remind the commission of the playground at Kathryne Senior Elementary School next door has a brand new playground and available for town use. Vice Chair Cotey suggested building the park with different equipment or a different age group that could supplement and work with current amenities.

Commissioner Alternate Mahaffey was concerned about not enough room at VIX Park due to the amenities the park currently had. Administrator Reynolds said Pickleball was very popular and concerned about noise from courts being too close to houses. Administrator Reynolds said Pickleball there is a need for more Pickleball courts and said TC Midwest applicants are generous doing this for the town. Administrator Reynolds said there is a lot of land at VIX and with some good master planning they would make use of the land available. Commissioner Alternate Mahaffey was concerned that the Pickleball court may interfere with events that happen there already. Administrator Reynolds said there was plenty of room and would work with the applicants for the best fit. Commissioner McDonald said since the applicants are paying for the pickle ball courts it makes sense to put it closer to the development. Administrator Reynolds clarified the applicants were asked to shift it slightly to be away from the residents. Ms. Pasha said she understands the potential noise and is willing to work with the town.

Vice Chair Cotey asked if the applicants would provide a fee in lieu for the town to construct the Pickleball courts. Administrator Reynolds said the applicants were still in discussion. Administrator Reynolds said that the town and TC Midwest were going to work together in planning the Pickleball courts. Administrator Reynolds gave a few what-if scenarios where the applicant agreed to two pickleball courts and the town partnering and building four instead of two with the town buying into the project.

Vice Chair Cotey asked to change condition L to reflect the flexibility of the Pickleball court location and payment. Attorney Carmer said they will address the location and payment for the Pickleball courts and children's play area in the final application. Vice Chair Cotey asked the commission if they were comfortable with the flexibility in the condition when it comes back. The commissioners agreed.

Vice Chair Cotey said she was looking for more directions on the 8 foot or four foot bike lane. Vice Chair Cotey asked the commission if they were asking about 56 foot or 62 foot wide. Vice Chair Coty said she would like to see 8 foot bike lanes with striped buffers as a protective bike lane. Vice Chair Cotey reminded the commission about the steepness of the road. Commissioner Sass asked if a stop would be required at the roundabout. Vice Chair Cotey said there would be a stoplight at Silverado Trail and North Wild Horse Drive. Vice Chair Cotey asked if there would be any additional speed control on Silverado Trail between North Wild Horse Drive and Castle Valley Boulevard. Administrator Reynolds said people will go as fast as they feel safe. Administrator Reynolds said keeping the lane width tight is critical. Administrator Reynolds said to keep the bike lanes wide and the hashmarks to keep the road and bike lane separated. Commissioner Sass asked what the perfect width would be for the bike lanes. Planner Smith said five feet. Vice Chair Cotey clarified the 11 foot drive lane with an 8 foot bike lane with a smaller section with the drive lane reduced to 10 feet. Commission Alternate Mahaffey asked for clarification on the lane sizes. Planner Smith said the current plan with 8 foot bike lanes would allow off-street parking in the future if needed and a five foot bike lane would not fit. Vice chair Cotey said they could do signage allowing parking in the evening and not during the day if it became a problem. Administrator Reynolds suggested wider bike lanes to build options in the future.

Vice Chair Cotey would like to see deed restricted units and said there was a surplus of workforce housing. Vice Chair Cotey would like to see more diversity in affordable Commissioner McDonald asked if deed restriction programs work with a tier structure. Attorney Carmer said it would be totally different. Attorney Carmer said the wording of the resolution allows some flexibility to work with the applicant before final and a decision was not required at this time. Vice Chair Cotey said condition C should say to explore options and consider a deed restricted strategy for housing.

Vice Chair Cotey said she read letters from the community concerning traffic on North Wild Horse Drive. **(Exhibit E)**. Vice Chair Cotey asked Planner Smith if speed bumps would encourage traffic to turn right on Silverado Trail instead of going down North Wild Horse Drive. Commissioner Riddile said he has heard negative feedback about speed bumps from the public works department. Commissioner Riddile said speed bumps make snow removal difficult. Planner Smith said there have been conversations considering both options. Vice Chair Cotey said it was important for residents who live on North Wild Horse Drive to deter extra traffic. Planner Smith said those issues would be addressed with the first couple of speed control measures and added measures if traffic became a problem. Planner Smith asked Vice Chair Cotey to clarify when she would like to see those measures addressed. Vice Chair Cotey said there should be a threshold of what it looks like before additional measures were made.

Commissioner Alternate Rittner asked if landscaping could be used to make it look like more of a residential area. Commissioner Alternate Rittner suggested making it look like a neighborhood and less like a through way. Vice Chair Cotey suggested adding bump outs with planters. Vice Chair

DRAFT

Cotey said they could have further discussions with public works and the police department about managing and deter traffic before the final application would be submitted. Vice Chair Cotey did not feel a condition would be appropriate until after those conversations.

Commissioner Alternate Mahaffey said people start to speed on Castle Valley Boulevard past Alder Ridge Drive where it splits into two lanes. Commissioner Alternate Mahaffey said it feels out of place because the rest of Castle Valley Boulevard is a single lane. Commissioner Mahaffey was concerned about the double lane reducing to a single lane and creating more traffic. Commissioner Riddile said there was talk about making one of those lanes for pedestrians. Administrator Reynolds said there have been traffic studies with traffic cams that record speeds. Administrator Reynolds said they looked at a week's worth of records of what was happening and what residents perceive was happening. Administrator Reynolds said the town council has investigated that and would continue to investigate the traffic on Castle Valley Boulevard.

Commissioner Alternate Mahaffey was concerned that the patios would be too small and would not fit a table and grill. Vice Chair Cotey asked Ms. Pasha to discuss the livable space addition from the sketch application. Ms. Pasha said some of the patios were extended but the grades and step ups made it difficult to extend all of the patios.

Vice Chair Cotey asked if there would be a fence around the detention pond as shown on Exhibit B pg. 84. Ms. Pasha explained she thought it was a requirement but after learning it was not, there would not be a fence around the detention pond.

Vice Chair Cotey commented on the split rail and mesh fences being aesthetically pleasing and open. Ms. Pasha said homeowners may add the mesh fence to the split rail fences TC Midwest provides.

Vice Chair Cotey said she would like to see more thought go into the landscape plan for the site. She suggested clustering trees to get a more natural look because the development would be on the natural edge of town. Vice Chair Cotey asked for the landscape to match the comprehensive plan of the town.

Vice Chair Cotey was concerned about the alleys on the type 9a and 6a were awkward and had a steep grade. Vice Chair Cotey said the resident of 9a would have a difficult turn to get into the driveway and asked applicants to clean up livability concerns.

MOTION: Commissioner Riddile made a motion to approve PZ 2026-1, A Resolution of the New Castle Planning and Zoning Commission Recommending Approving a Minor Amendment to the Final PUD Development Plan and Plat for the 9 North Wild Horse Multi-Family Housing Development Center with the following conditions of Silverado Trail being 62 feet with an eight foot bike lane, moving back the provisions for an affordable housing plan as far as options for deed restricted units and amending Condition L to address the location and payment for the construction and payment for the pickleball courts either on the town's property. Vice Chair Cotey seconded the motion, and it passed on a roll call vote. Vice Chair Cotey: yes; Commissioner Riddile: yes; Commissioner McDonald: yes; Commissioner Sass: yes; Commissioner Alternate Mahaffey: yes.

Staff Reports

Planner Smith said there would not be a P & Z meeting on March 11, 2026, but planned to meet on March 25, 2026. Planner Smith said the Coal Seam application was going before council on March 3, 2026.

Commission Comments and Reports

Vice Chair Cotey said Administrator Reynolds chose her to represent New Castle on the Colorado River Valley Economic Development Partner and will provide updates. Vice Chair Cotey said the last meeting discussed a report on the economic health of the valley. Vice Chair Cotey said the partnership was between New Castle, Silt, Parachute, Battlement Mesa and Garfield County to advance goals. Vice Chair Cotey said there is a transportation group that meets and would provide those updates to the commission.

Commissioner Alternate Rittner asked about non-vehicle communities with a parking lot off to the side and the community is walk in only. Commissioner Alternate Rittner asked for a time to discuss this with the commission. Vice Chair Cotey said from her planning background that you would need a density of 16 units or higher to support the transit needed to be viable. Vice Chair Cotey said New Castle does not have enough transit strength for a walk-in community to be successful.

Approval of December 10, 2025, minutes.

Commissioner Sass made a motion to approve December 10, 2025, minutes. Vice Chair Cotey seconded the motion, and it passed unanimously.

Vice Chair Cotey adjourned the meeting at 9:18 p.m.

Respectfully Submitted,

_____

Alison Cotey, Commission Vice Chair

_____

Michelle Huster, Professional Assistant to
the Town Clerk

Exhibits

Exhibit A – New Castle Center Sketch Plan

DRAFT