

Boardwalk Pipeline Project RCU2017-000008

July 11, 2017

Board of County Commissioners

Community and Economic Development Department

Case Manager: Chris LaRue



Requests

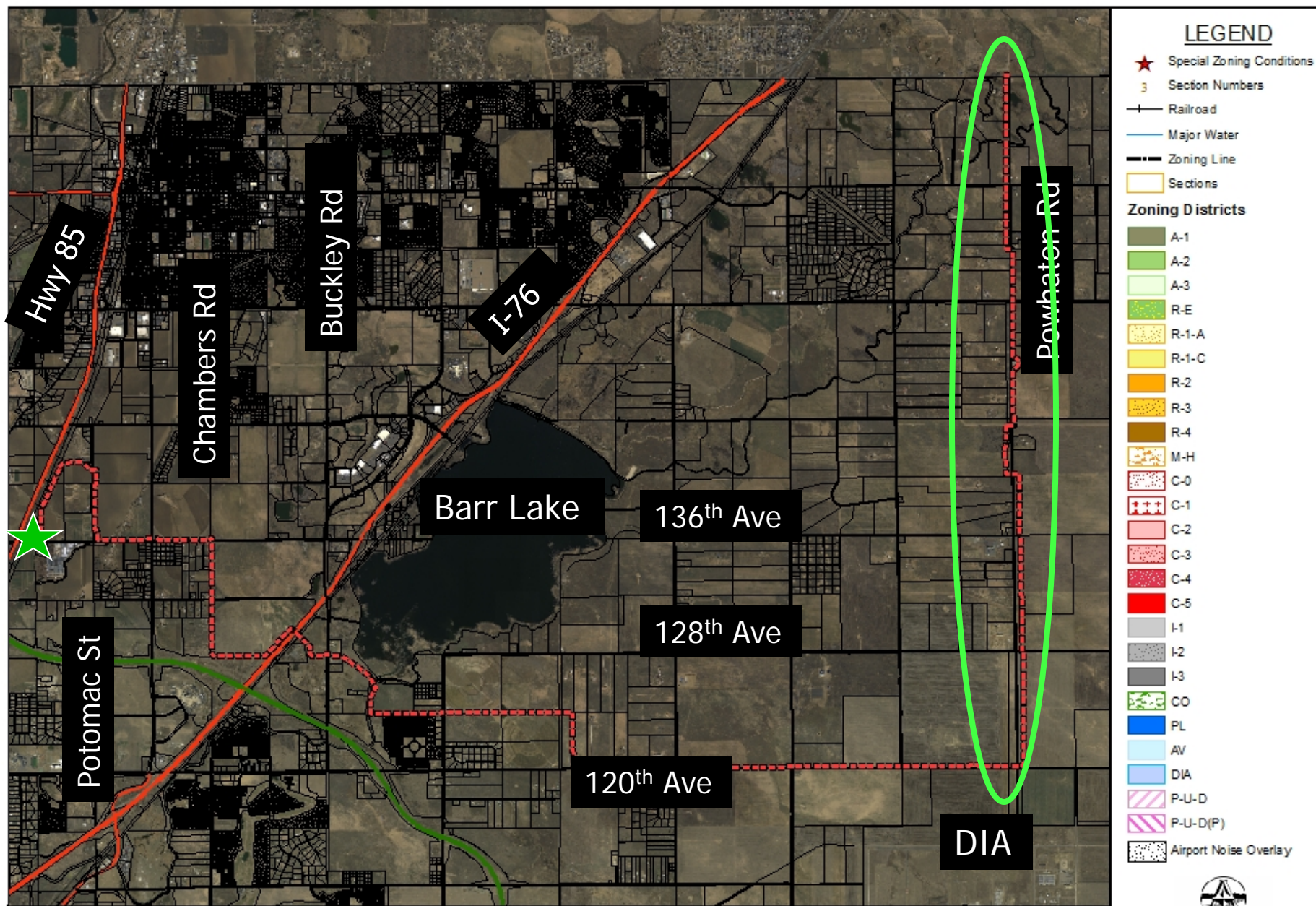
- 1) CUP to allow a new crude oil pipeline
- 2) Development Agreement that covers pre-construction requirements, construction & operational standards, & maintenance of the pipeline

Background

- 12/13/16 BoCC approved Case # RCU2016-00016:
 - CUP for natural gas, crude oil, & produced liquids pipelines
 - Central Delivery Point (CDP) facility
 - A development agreement
- Crude oil pipeline terminated at 120th Ave & Powhatan Road
- Request extends this project by 6 miles

Background

- Proposed route will follow same easement as previous approval
- Benefits:
 - Reduce truck traffic and
 - Reduce emissions



LEGEND

- ★ Special Zoning Conditions
 - 3 Section Numbers
 - Railroad
 - Major Water
 - Zoning Line
 - Sections
- Zoning Districts**
- A-1
 - A-2
 - A-3
 - R-E
 - R-1-A
 - R-1-C
 - R-2
 - R-3
 - R-4
 - M-H
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - I-1
 - I-2
 - I-3
 - CO
 - PL
 - AV
 - DIA
 - P-U-D
 - P-U-D(P)
 - Airport Noise Overlay

Boardwalk Pipeline Project

RCU2016-00016

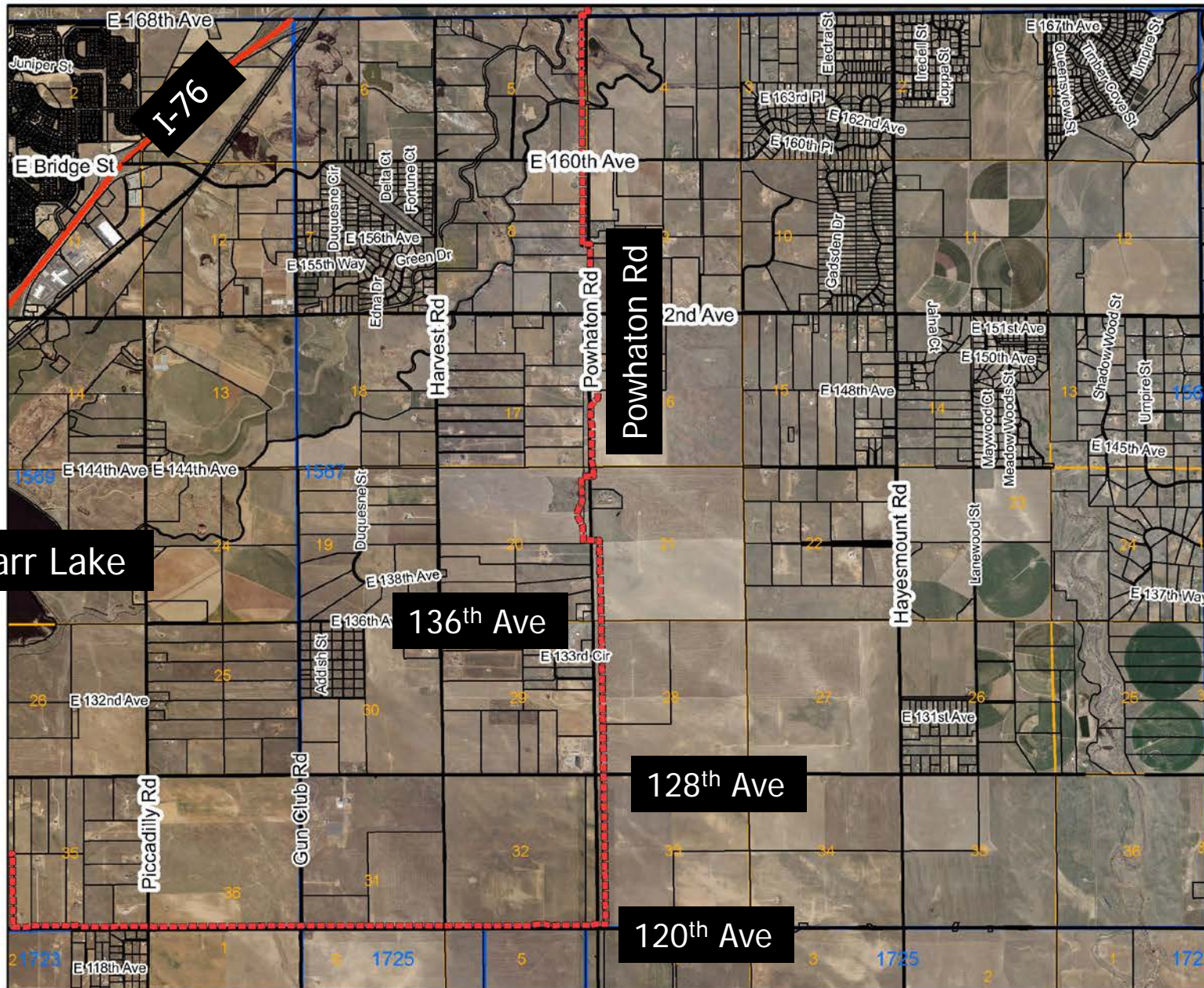
Aerial Map
Preferred Alignment



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.



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Boardwalk Pipeline Phase II

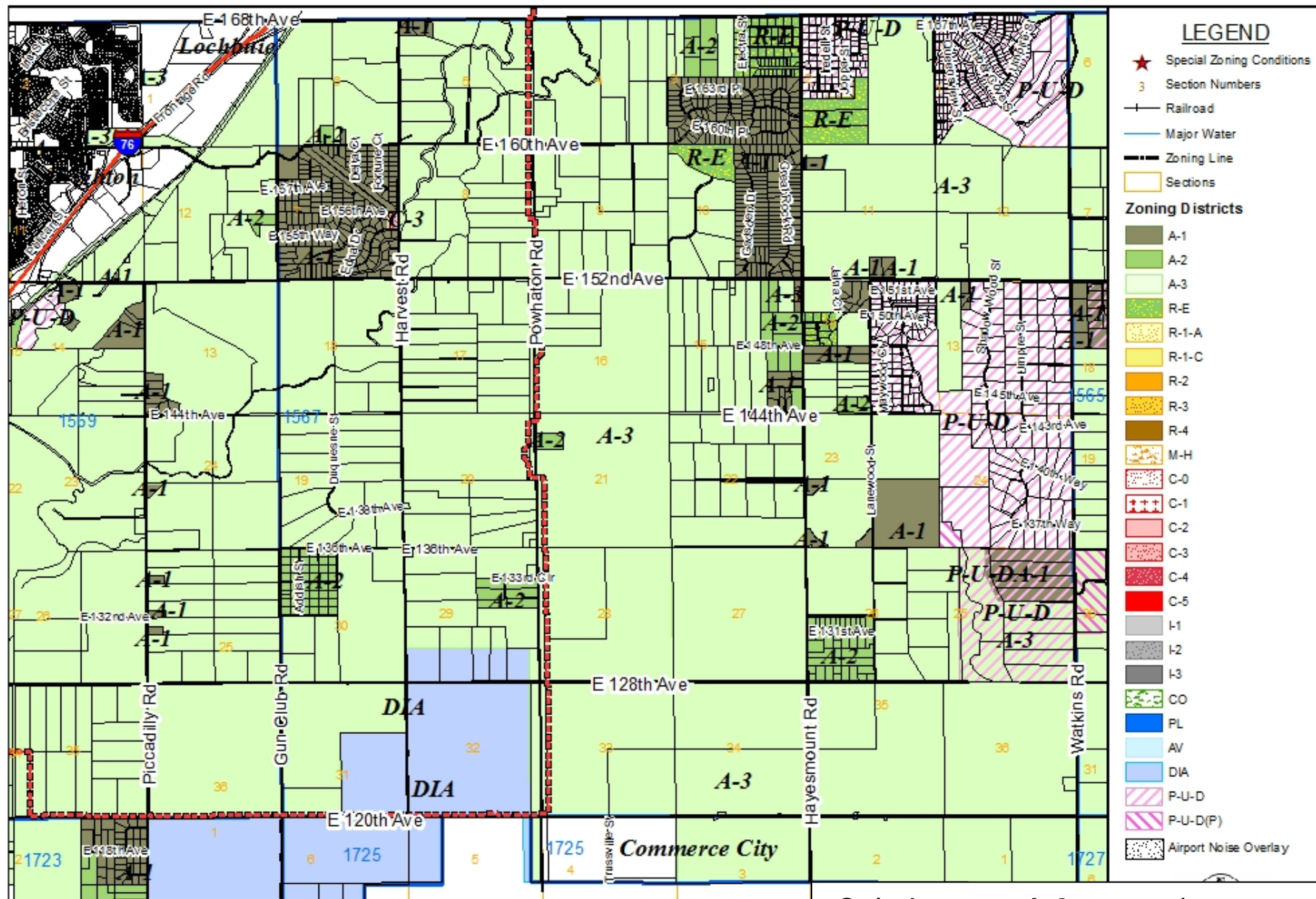
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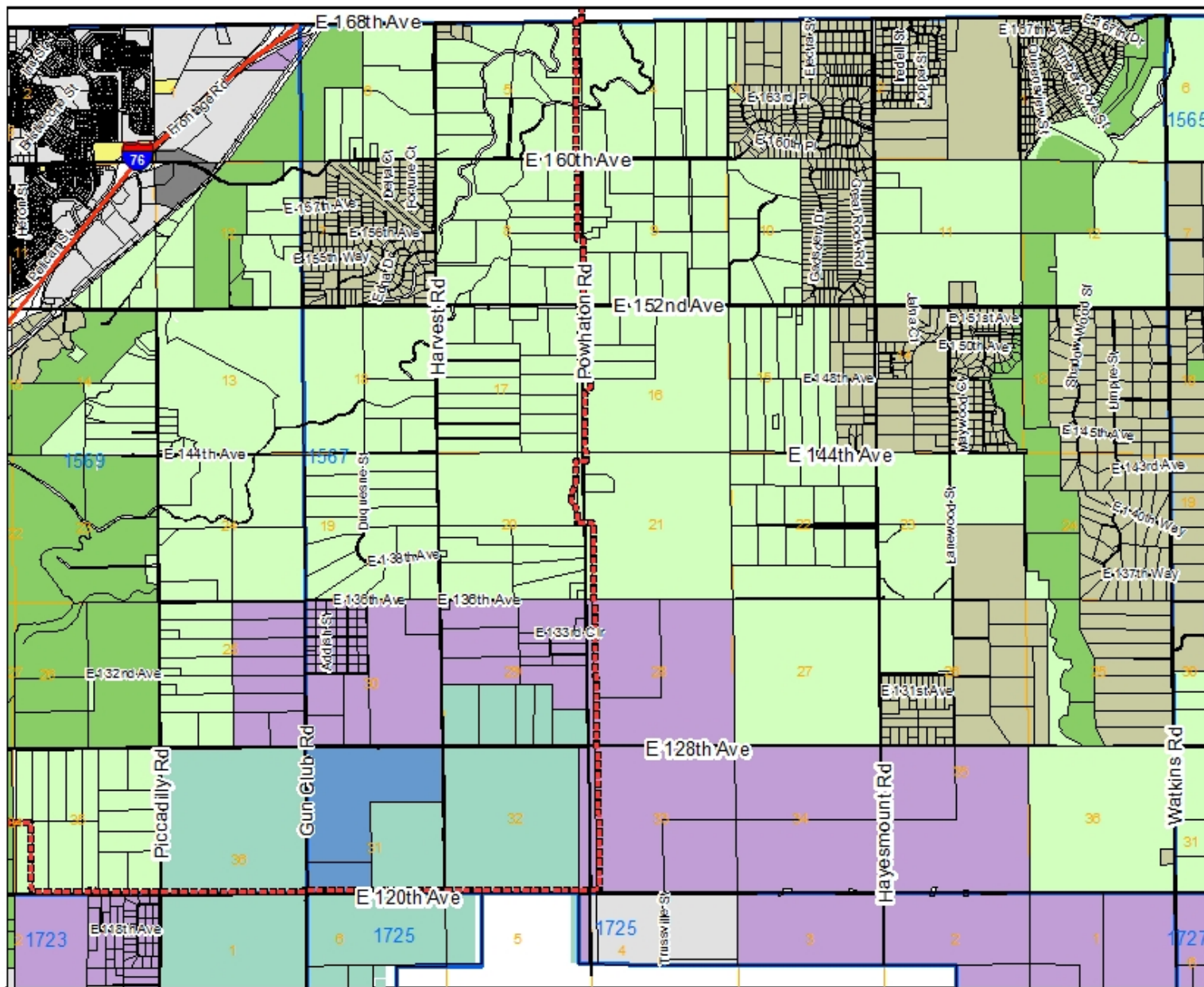


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Boardwalk Pipeline Phase II

Zoning Map

- Only Impacts A-3 properties
- 35 ac – farming
- Passive utility use - compatible



Agriculture

- Low density
- Food

Mixed Use Employment

- Office
- Indoor
- Airport tech

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Boardwalk Pipeline Phase II

Comprehensive Plan



For display purposes only.



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Development Standards

- Oil & gas development is overseen by federal, state, & local regulations (Section 4-10-02-03)
- Memorandum of Understanding (MOU)
 - Oil & gas development
 - Well connects – 10" or less diameter & 2 miles or less
- Other pipelines/infrastructure require a CUP

Development Standards

- Information from AASI included in the application:
 - Property rights, permits, approvals
 - Financial
 - Land use
 - Local government
 - Financial burdens
 - Local economy
 - Environmental impacts
 - Alternative routes

Development Agreement

- Compliance with federal safety standards & engineering codes
- Covers multiple requirements:
 - pre-construction
 - compliance with referrals
 - submittal of construction plans
 - submittal of traffic control plans
 - standards of construction for the pipeline
 - operational standards
 - ongoing maintenance of the pipeline

Development Agreement

Also includes:

- 48 inch minimum burial depth
- Mechanical protection – pipe thickness
- “As built” designs
- Stormwater
- Maintain / repair roadways
- Surface restoration

Criteria for CUP Approval

Section 2-02-08-06

1. CUP Permitted in Zone
2. Consistent with Regulations
3. Complies with Performance Standards
4. Compatible and Not Detrimental
5. No Off-Site Impacts
6. Suitability of Site
7. Functional Layout
8. Utilities and/or Services Provided

Criteria for CUP

- 25 more criteria included from AASI:
 - Documentation on property rights
 - Technically & financial feasible
 - Natural hazards
 - Comprehensive Plan
 - Financial impacts to government / residents
 - Environmental / cultural

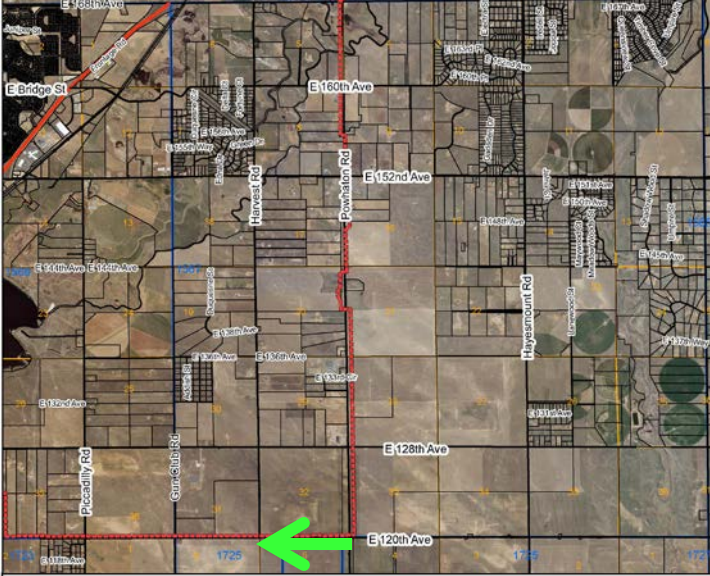
Referral Comments

- Development Services Engineering / ROW:
 - General comments: no floodplain, construction review, repair of infrastructure, & water quality
- Referral Agencies submitted general comments
- Property Owners notified with 500 feet:

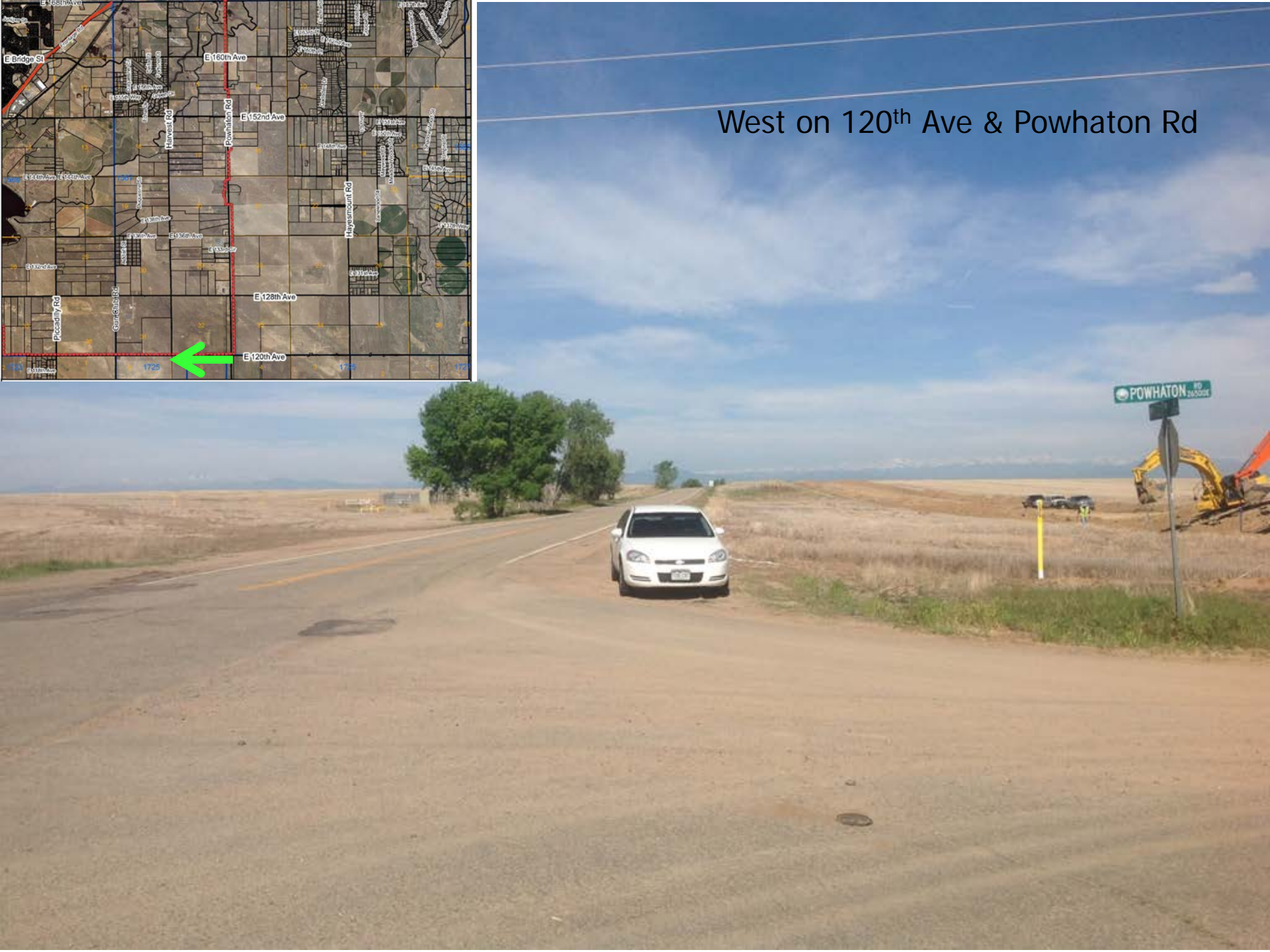
Notifications Sent	Comments Received
78	0

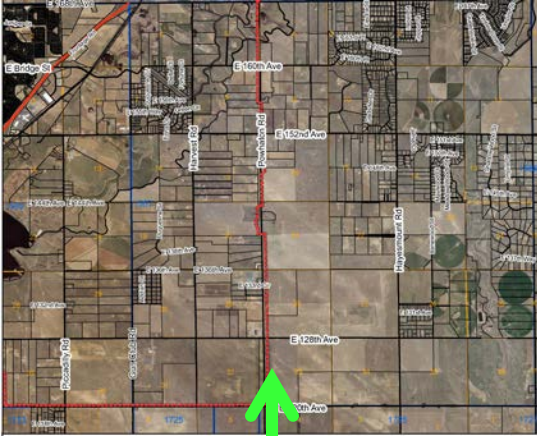
Planning Commission Update

- PC heard this case on 6/22/17
 - unanimous approval
- Applicant provided safety information:
 - Pressure testing
 - X-ray
 - Hydro-testing
- No concerns with the staff report or the conditions
- No testimony from the public



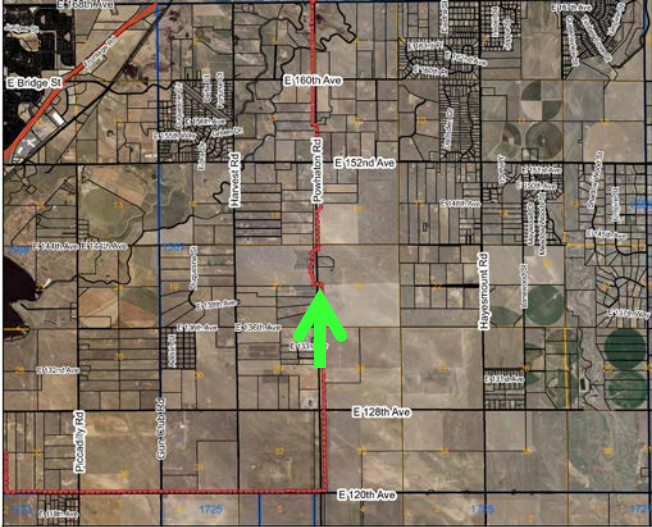
West on 120th Ave & Powhatan Rd





North at 120th Ave & Powhatan Rd

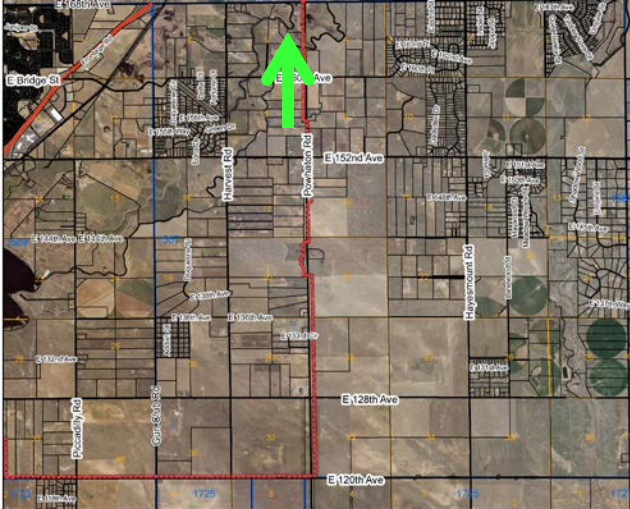




136th Ave & Powhatan Rd







North at 160th Ave & Powhatan



Recommendation

- The request is consistent with:
 - Surrounding areas
 - Comprehensive Plan designations
 - Development Standards & Regulations
 - AASI findings
- PC & Staff are recommending **Approval** based on 33 Findings-of-Fact & 2 Conditions.

Recommended Conditions of Approval

1. The applicant shall comply with all terms and conditions of the approved Development Agreement between Discovery DJ Services, LLC and Adams County.
2. The operator of the pipeline shall submit annual safety and testing reports to the Adams County Community and Economic Development Department. The reports shall be submitted the second week of each year.