

Boardwalk Pipeline Project

RCU2017-00011, RCU2017-00017, RCU2017-00019

October 17, 2017

Board of County Commissioner Public Hearing
Community and Economic Development Department
Case Manager: Chris LaRue



Requests

Three separate conditional use permits for oil and gas pipeline segments

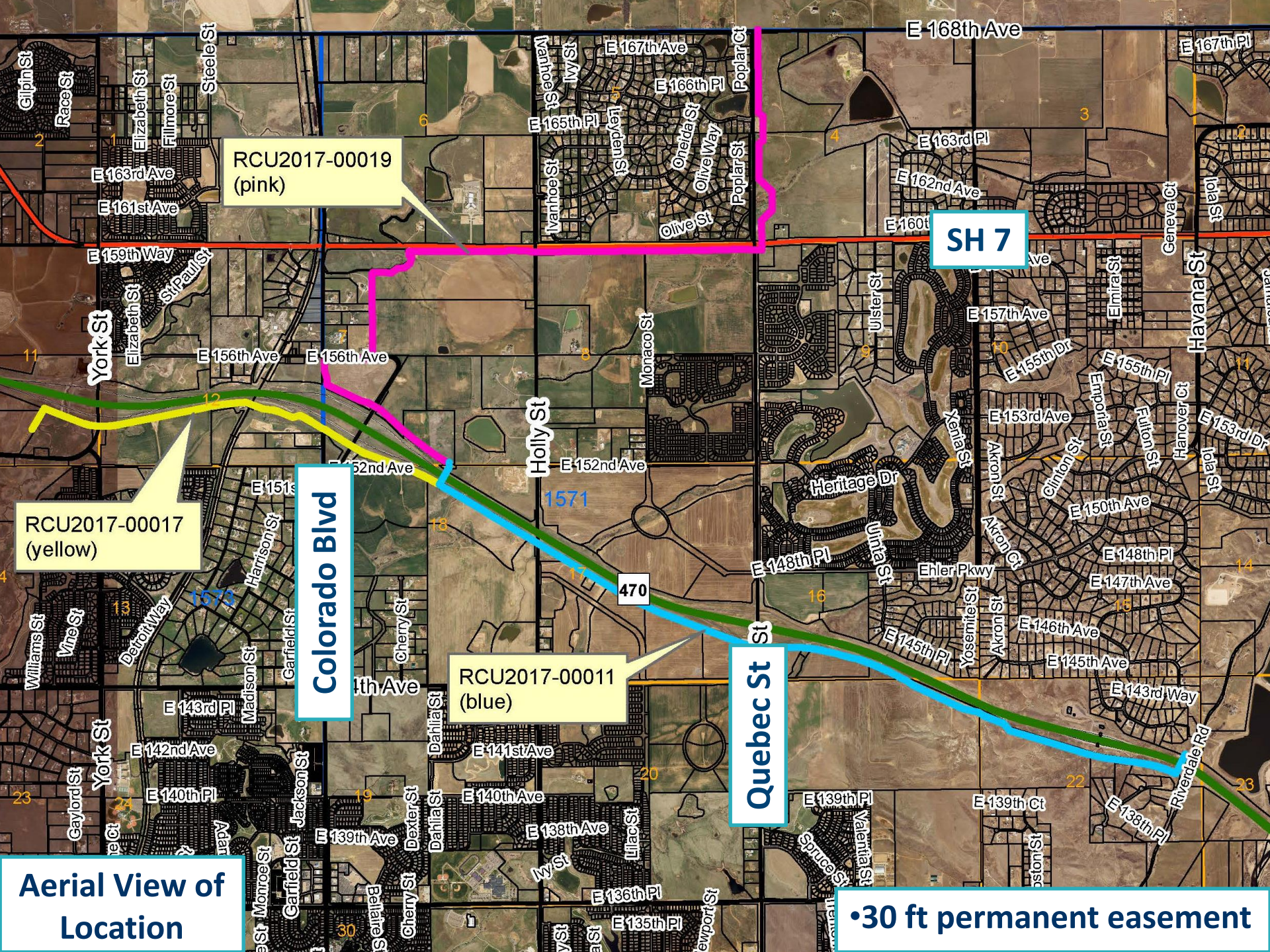
- 1) Each segment will contain natural gas, crude oil, & produced water pipelines
- 2) Development Agreements that cover pre-construction requirements, construction & operational standards, & maintenance of the pipeline

Background

- Applicant: Discovery DJ Services
 - Joint venture / Discovery Midstream Partners & Ward Petroleum Corporation
- Pipeline system
 - 20-inch natural gas
 - 8.625-inch crude oil
 - 12.75-inch produced liquids

Background

- Two above ground structures
 - Testing equipment
- Benefits:
 - Reduce truck traffic and
 - Reduce emissions
 - Reduce onsite storage



RCU2017-00019
(pink)

SH 7

RCU2017-00017
(yellow)

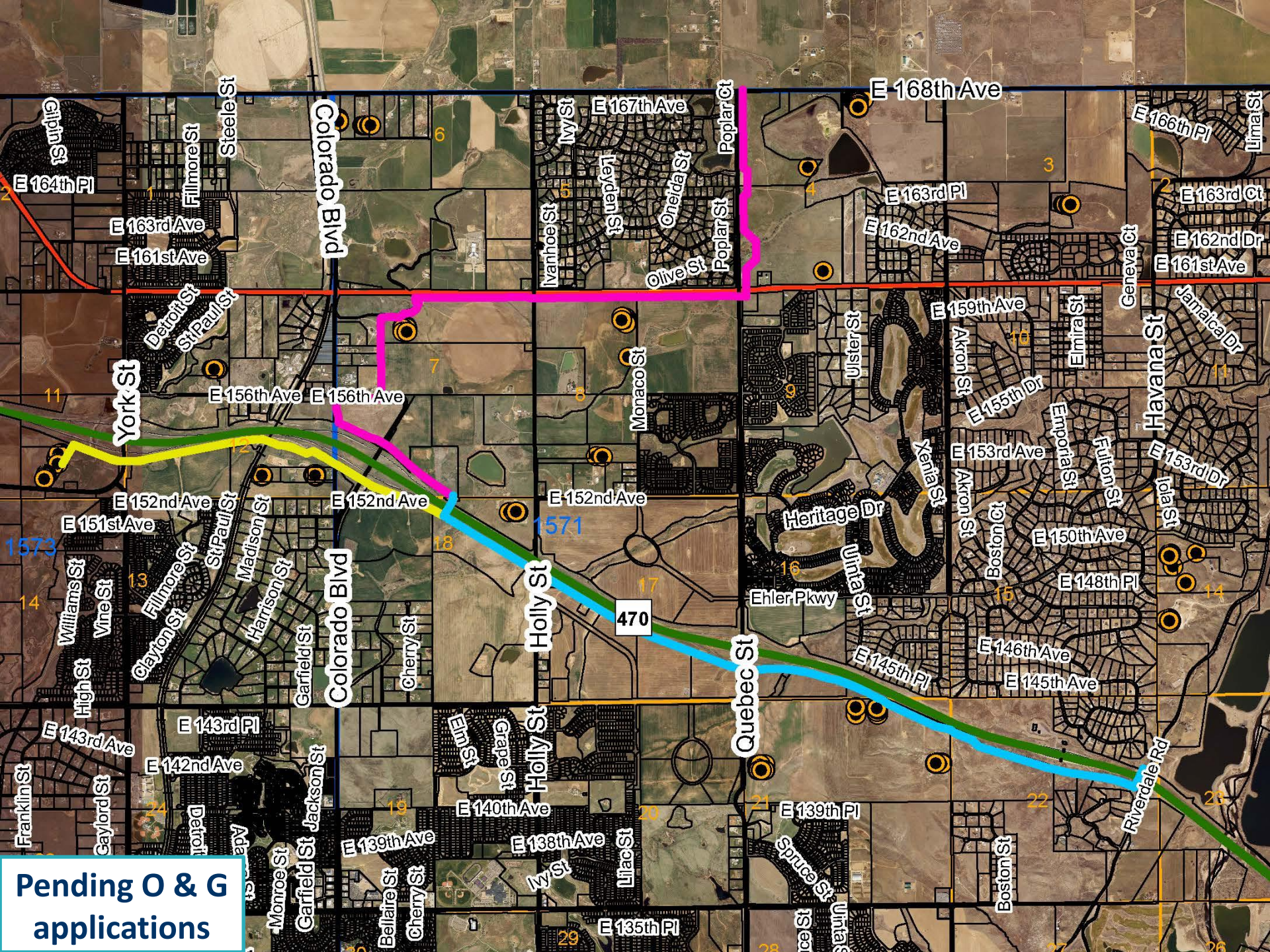
Colorado Blvd

RCU2017-00011
(blue)

Quebec St

Aerial View of
Location

•30 ft permanent easement

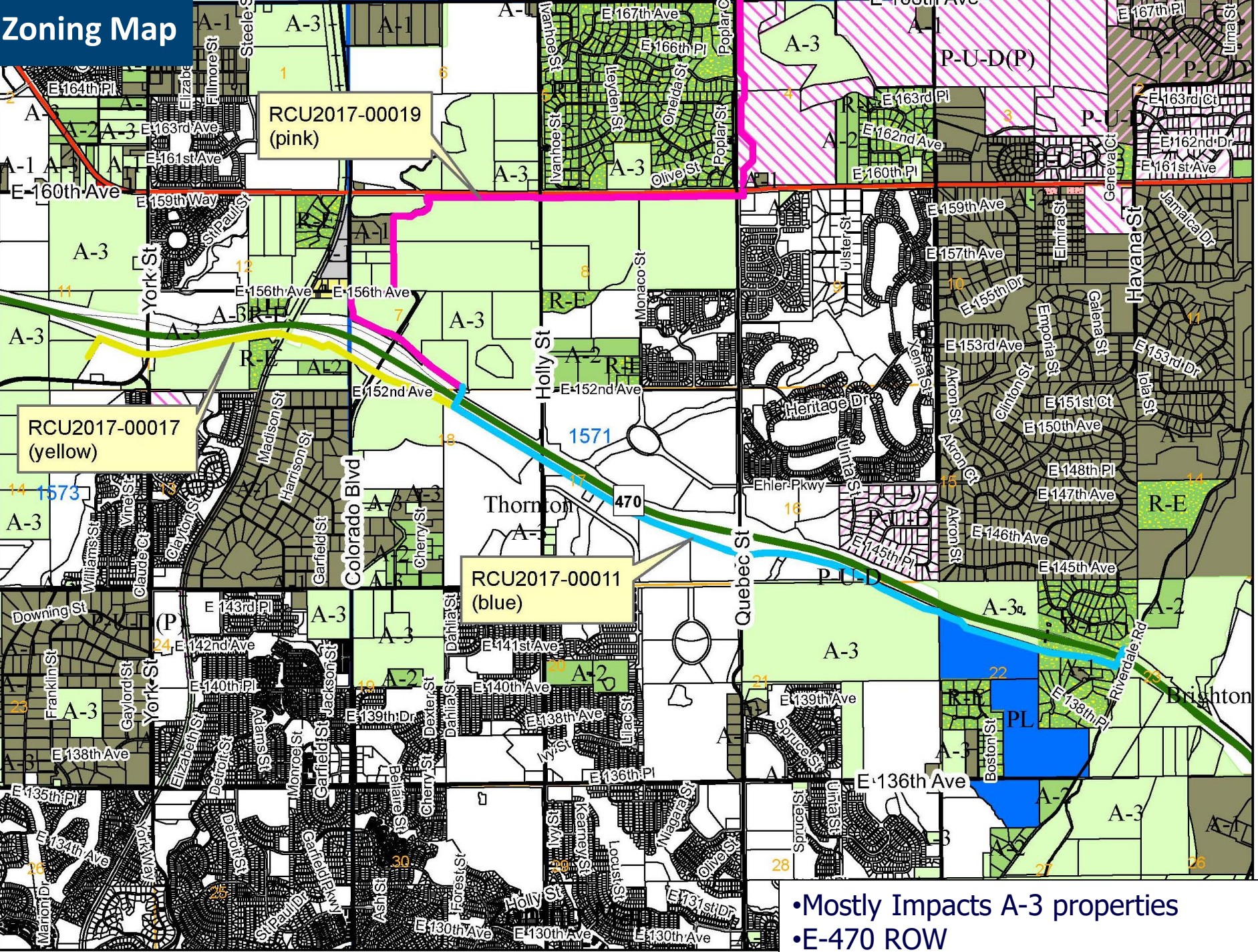


Pending O & G applications



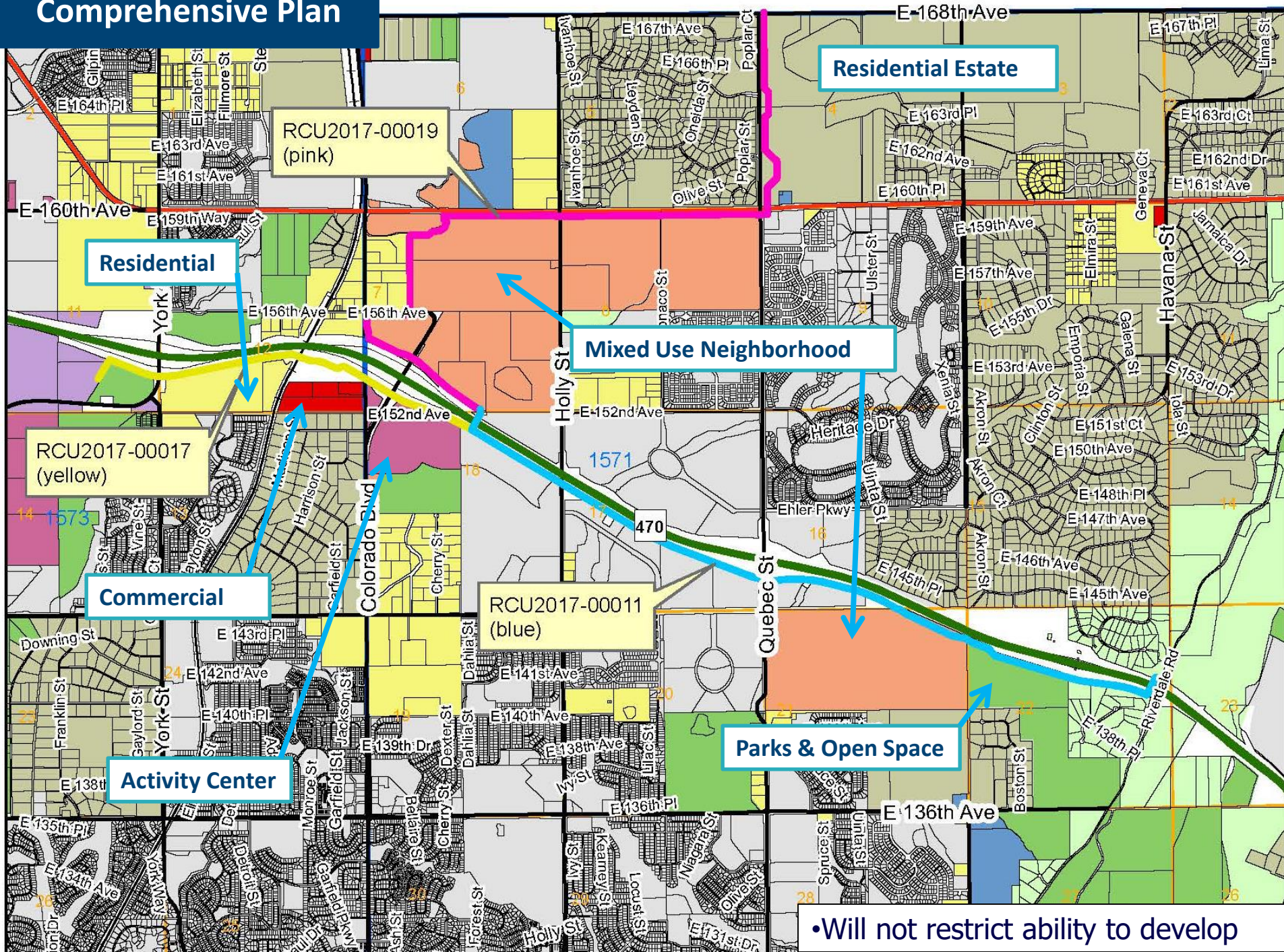
Producing O & G

Zoning Map



- Mostly Impacts A-3 properties
- E-470 ROW

Comprehensive Plan



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 & financially feasible
 - Natural hazards
 - Comprehensive Plan
 - Financial impacts to government / residents
 - Environmental / cultural

Referral Comments

- Development Services Engineering / R:
 - General comments: construction review, repair of infrastructure, water quality, avoid drainage improvements
 - Outside of future row
- Referral Agencies submitted general comments

Property Owners notified within 500 feet:

RCU2017-00011 (Blue) - Support

Notifications Sent	Comments Received
180	1

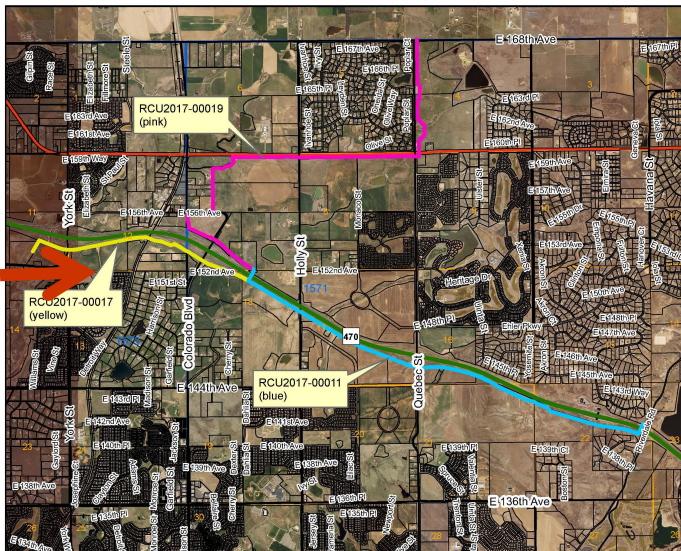
RCU2017-00017 (Yellow) - Support

Notifications Sent	Comments Received
169	2

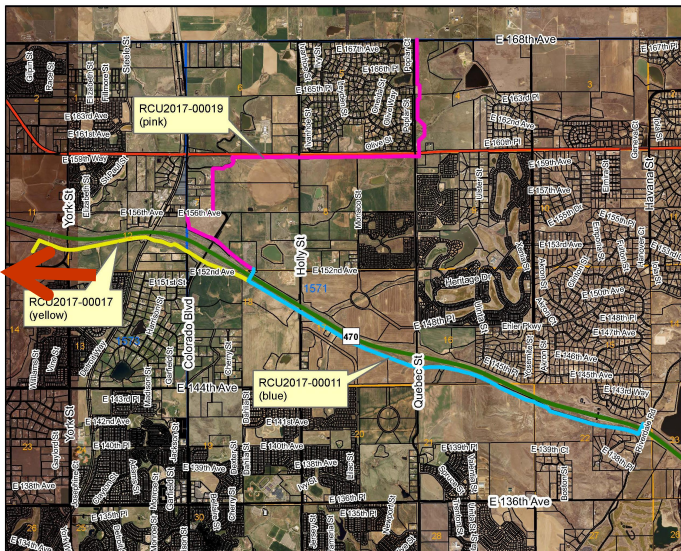
RCU2017-00019 (Pink) - Opposition

Notifications Sent	Comments Received
201	1

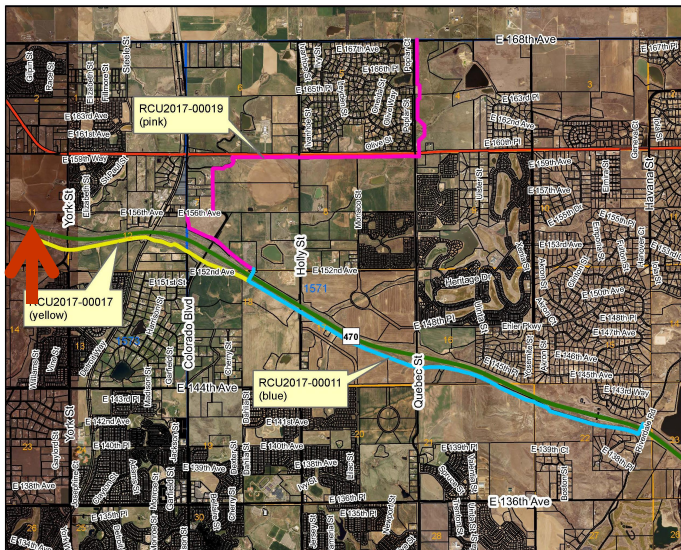
East on 152nd Ave



West on 152nd Ave



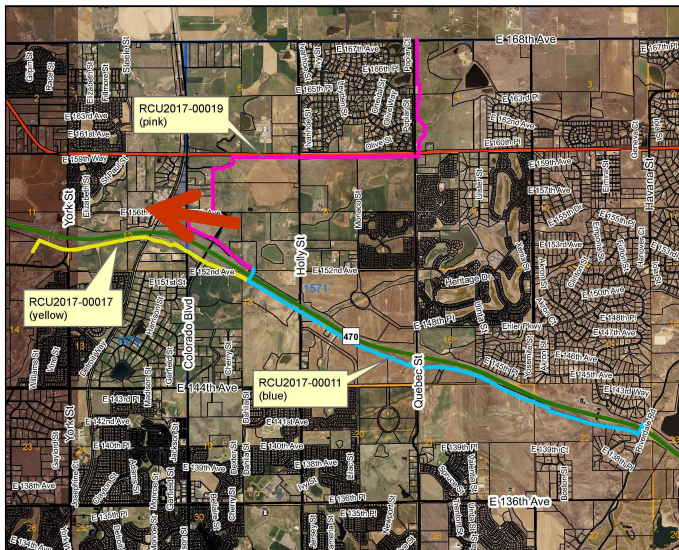
North from East 152nd Ave



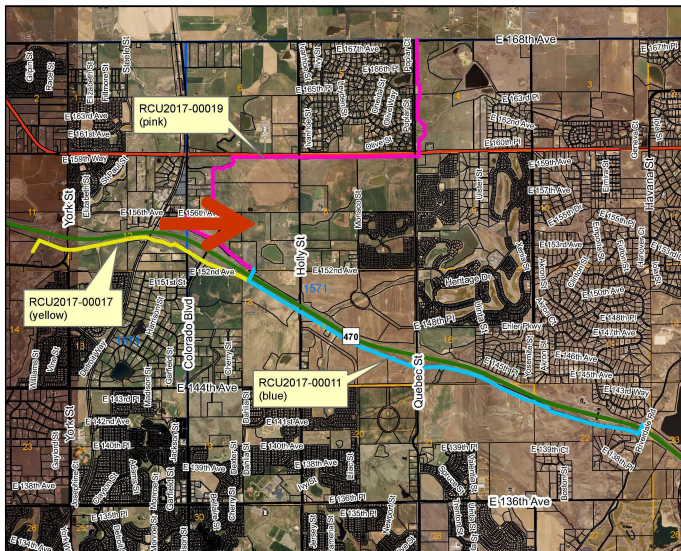
E-470



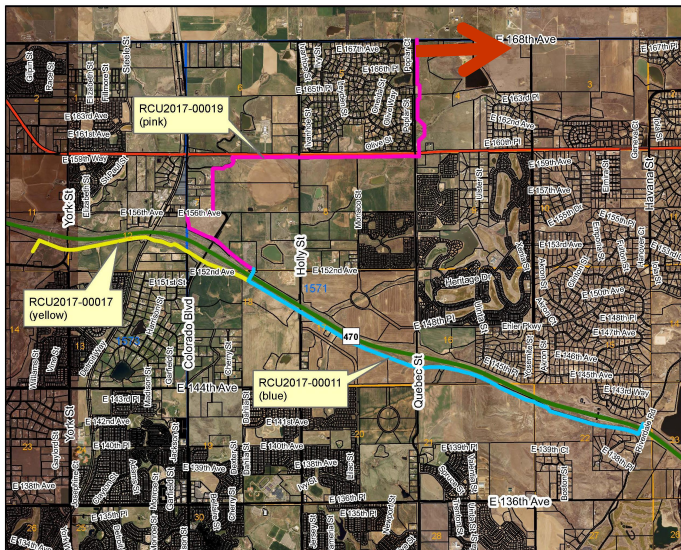
West From CO Blvd & E-470



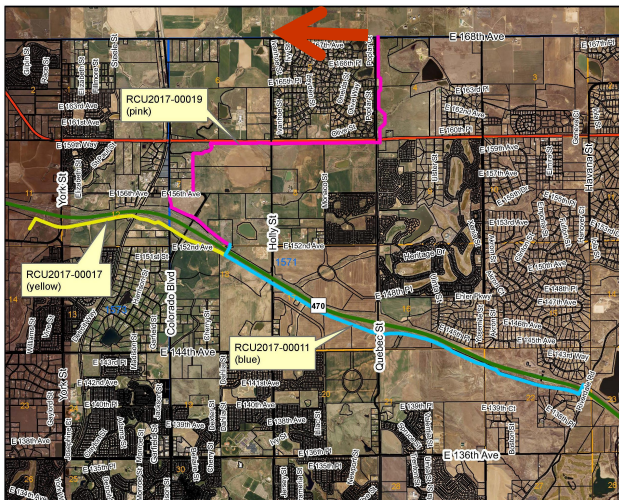
East From CO Blvd & E-470



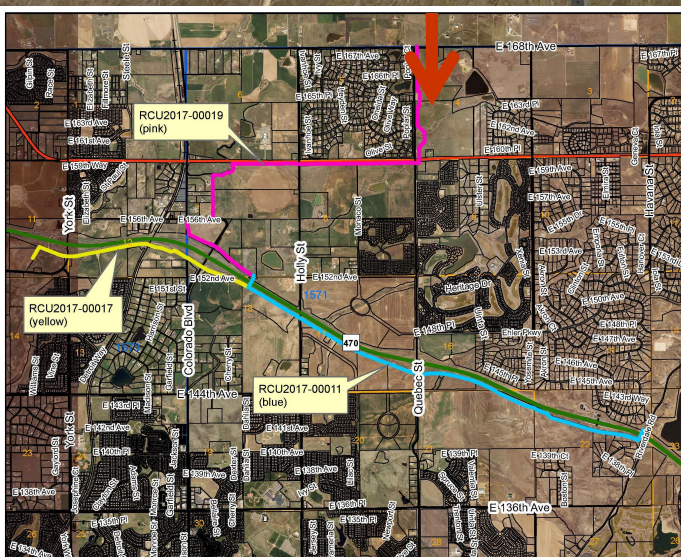
East on 168th Ave



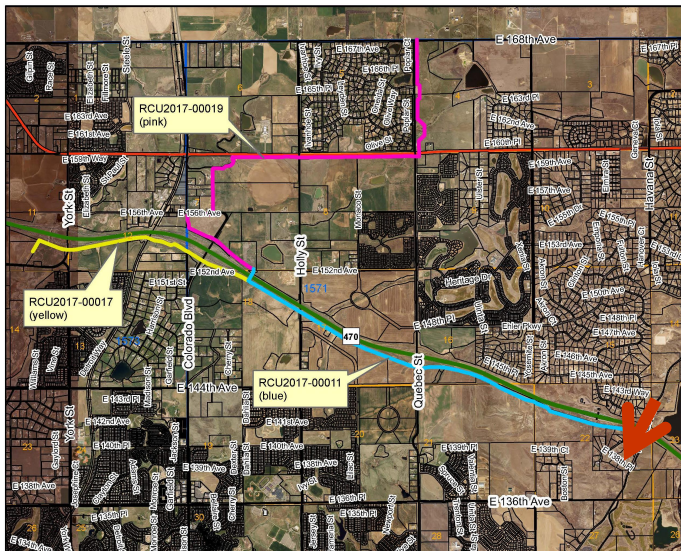
West on 168th Ave



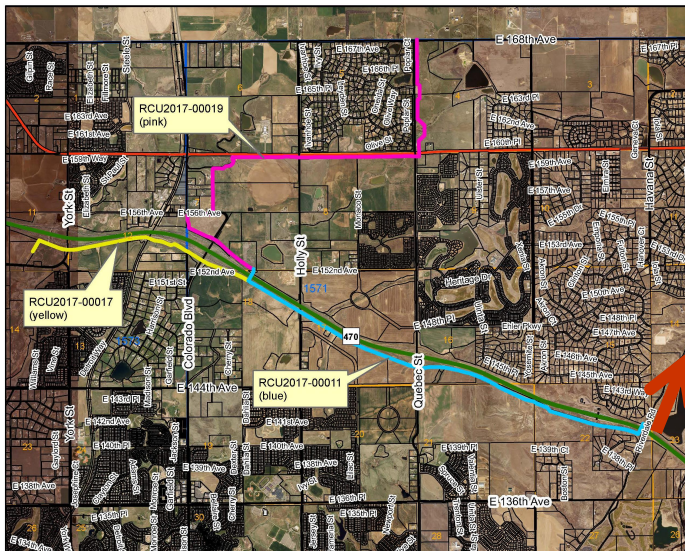
South on Quebec St



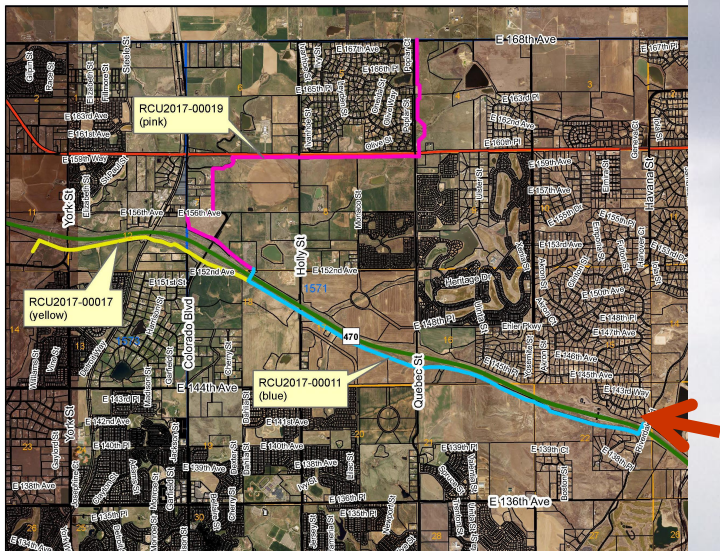
South on Riverdale Rd



North on Riverdale Rd



West from Riverdale Rd



Planning Commission Update

- PC heard the case on 9/28/17
 - Recommended unanimous approval
- No concerns from the applicant or PC
- No citizen testimony was presented

Recommendation

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

Recommended Conditions of Approval

1. The applicant shall execute the Development Agreement associated with the conditional use permit prior to the scheduled October 17, 2017 Board of County Commissioners hearing. The executed Development Agreement shall be submitted to staff no later than October 13, 2017.
2. The applicant shall comply with all the terms and conditions of the executed Development Agreement between Discovery DJ Services, LLC and Adams County.