



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

CASE NO: RCU2017-00019

CASE NAME: Discovery Boardwalk Pipeline Project

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

October 17, 2017

CASE No.:	RCU2017-00019
CASE NAME:	Discovery Boardwalk Pipeline Project
Owner's Name:	Discovery DJ Services, LLC (Cory Jordan)
Applicant's Name:	Discovery DJ Services, LLC
Applicant's Address:	7859 Walnut Hill Lane, Suite 335, Dallas, TX 75230
Location of Request:	Multiple Parcels in Adams County (See Exhibit 1.1)
Nature of Request:	1) Conditional Use Permit (CUP) to construct a new natural gas, crude oil and produced liquids pipeline system and associated facilities; 2) Development Agreement that covers pre-construction requirements, construction and operational standards, and maintenance of the pipelines.
Zone Districts:	Agriculture-3 (A-3), Residential Estate (RE), & Preliminary Development Plan (PUD-P)
Site Size:	Total length of the pipelines is 4.28 miles in Adams County
Proposed Uses:	Oil & Gas Infrastructure
Existing Use:	Agriculture, single-family homes, & vacant land
Hearing Date(s):	PC: September 28, 2017 / 6:00 p.m.
	BOCC: October 17, 2016/ 9:30 a.m.
Report Date:	October 5, 2017
Case Manager:	Christopher C. La Rue 
Staff Recommendation:	APPROVAL with 33 Findings-of-Fact & 2 Conditions

SUMMARY OF APPLICATION

Background

The applicant, Discovery DJ Services (a joint venture between Discovery Midstream Partners, LLC & Ward Petroleum Corporation), is requesting three conditional use permits to allow construction of new pipeline systems. Two of the pipelines (the yellow and pink pipelines-see exhibit 3.1) consist of three parallel pipelines: (i.e. a 20-inch natural gas line, a 8.625-inch crude

oil line, and a 12.75-inch produced liquids line and associated facilities) to transport natural gas and products from oil and gas wells within the County to processing plants in Weld County. The third pipeline (the blue pipeline-see exhibit 3.1) consists of two parallel pipelines (i.e. a 20-inch natural gas and an 8.625-inch crude oil pipeline). According to the applicant, the request to allow construction of the pipelines to transport oil and gas would reduce local truck traffic associated with transporting such minerals and products by vehicles.

The site plan provided with the application shows the pipelines will be interconnected and converge at a central point located north of E-470 and halfway between Colorado Boulevard and Holly Street. This central point is referenced as “the Brighton West Interconnect”. In addition, the pipelines will be connected through monitoring and regulatory valves that enable the operator to switch direction of the flow of products in the pipelines. There is also proposed equipment at the central converging point of the pipelines that will be used for inspection of the pipelines, known as a pig launcher. A map of the pipeline routes represented by different color schemes is attached to this report (see exhibit 2.1). For demonstration purposes, the lines are demarcated in pink, blue, and yellow and each line represent a stand alone conditional use permit: Specifically:

- RCU2017-00011 Blue
- RCU2017-00017 Yellow
- RCU2017-00019 Pink

Overall, the three proposed pipelines routes would gather oil and gas products from multiple well pad sites that are mostly located between Washington Street and Riverdale Road. The County is currently reviewing two oil and gas well pad sites by Ward Petroleum. These oil and gas well pads are known as Ivey well and Riverdale Road well pad sites. The Ivey well pad is specifically located between East 152nd Avenue and E-470 and west of York Street. The Ward Riverdale well pad, which is an existing well site, is located northwest of Riverdale Road and E-470. All of the three proposed pipeline routes would be used to transport oil and gas products from the wells, as well as transporting other future gas wells products within the vicinity of the pipelines.

The subject pink pipeline route will start at the converging point of the pipelines (Brighton West Interconnect site) and run in a northern direction along Colorado Boulevard and Highway 7 for approximately 4.3 miles before crossing into Weld County; near the intersection of East 168th Avenue and Quebec Street. The pipeline travels through nine properties. Seven of these properties are zoned A-3 and two are zoned Preliminary PUD (Todd Creek Village PUD). According to the applicant, the pipeline route, after traversing through Adams County, would travel in a north easterly direction within Weld County for approximately 14.7 miles to a gas plant located in Fort Lupton.

The crude oil pipeline and the water pipelines would also run north for approximately half a mile to a proposed compressor station located in Weld County. Both the crude oil and water pipelines would be capped for future planned pipeline connections. There is no above ground infrastructure associated with the pink pipeline route.

Development Standards and Regulations Requirements

Oil and gas development is overseen by federal, state, and local regulations. Section 4-10-02-03 of the County's Development Standards and Regulations outlines requirements for oil and gas well drilling and production activities in the County. The County's Development Standards also defines oil and gas facilities as any site with associated equipment used for production, treatment and storage of oil and gas waste products. This includes well pads and equipment used for production as well as temporary storage, staging of oil and gas or any other oil and gas operation, which may cause compatibility issues.

Section 4-10-02-03-06 of the County's Development Standards and Regulations further outlines the process for permitting new oil and gas development sites. Specifically, the regulations require one of the following two options: 1) obtain a Special Use Permit from the Board of Adjustment for each new site for oil and gas development; or 2) execute a Memorandum of Understanding (MOU) and submit an Administrative Use by Special Review Permit for each well pad. Well connects that are 10 inches or less in diameter and two miles or less in length, laid running from the custody transfer point or production facility for a new well to an existing gathering line connection point can be permitted through the MOU process. However, in cases where proposed pipelines exceed the scope of the size and length outline in the MOU process, then a conditional use permit is required. The subject request requires a conditional use permit as the proposed pipeline exceeds 10 inches in diameter and is longer than 2 miles in length.

The County's Development Standards and Regulations outlines requirements for a conditional use permit. Specifically, section 2-02-08 of the County's Development Standards requires an applicant to demonstrate that the request for a conditional use permit is compatible with the surrounding area, not detrimental to the immediate area, all off-site impacts have been addressed, and that the site plan will provide the most convenient and functional use of the lots.

The subject request includes submittal information outlined in Section 6-07-02 of the County's Development Standards and Regulations pertaining to Areas and Activities of State Interest permits. This information is relevant for large scaled projects and address issues on environmental concerns, finance, and other relevant issues to address. Submittal items required and outlined in the Development Standards includes the following information:

- Detailed applicant information
- Extensive information regarding the project
- Information on property rights, permits, and other approvals
- Financial feasibility of the project
- Land use
- Local governmental services
- Financial burden on residents
- Local economy
- Environmental impact analysis: this includes analysis on water (surface and ground water), visual impacts, air quality, wetland and riparian areas, flora and fauna, soils, geologic conditions, and areas of paleontological, historic or archaeological importance.

Staff reviewed documentation submitted with the applications and has determined that the information provided adequately conforms to the requirements for Areas and Activities of State Interest. The application documents included information about the company and their financial ability to fund the project. Routing analysis submitted with the application also justified selection of the preferred route. The preferred alignment is the best option that minimizes potential impacts on existing residential developments. In addition, the majority of the properties that the pipelines traverse through are predominately used for agriculture. The construction of the pipelines would not impede current or future uses of the surrounding properties. Staff reviewed environmental impact report included with the application and determined procedures and guidelines outlined in the report adequately demonstrate protection and preservation of water resources, visual impacts, air quality, wetland and riparian areas, flora and fauna, soils, geologic conditions, and areas of paleontological, historic or archaeological importance.

Per Section 6-07-02-03 of the County's Development Standards and Regulations, the applicant is required to submit a routing analysis with at least three alternative routes for each of the proposed pipelines. The applicant provided this information (see Exhibit 3). According to the applicant, the preferred routes were determined to have the least impacts on existing residential uses, as well as minimal impact on agriculturally utilized lands within unincorporated Adams County.

Development Agreement

As part of the conditional use permit applicant the applicant has agreed to enter into a development agreement with the County for each of the proposed pipeline. The agreement covers multiple requirements such as pre-construction approvals (which include storm water, road crossing and traffic control permits), documentation of standard operating procedures and maintenance of the pipeline. In addition, the development agreements are required to address all comments from various review agencies. The development agreement conforms to the aforementioned requirements.

Through the agreement, the applicant has also agreed to build the pipelines in accordance with federal safety standards and national engineering design codes. Section 3.B of the development agreements requires the pipelines to be buried at a minimum of 48 inches below ground, except in locations where such depth is not achievable. In such an instance, the pipeline will be equipped with additional mechanical protection, such as increased pipe wall thickness. The development agreement also contain a variety of additional requirements including the provision of "as built" construction drawings to the Adams County Assessor's Office within 120 days of completing construction. As well as obtaining and complying with an approved traffic control plan, manage on-site stormwater in accordance with local, state, and federal regulations.

The applicant will also be responsible to maintain all likely affected Adams County roadway infrastructures by cleaning the roads and repairing any damage. The agreement requires the pipeline route to be located out of future road right-of-ways. Any land disturbed by construction in the project area are also required to be restored. Finally, the agreement requires the developer to avoid areas where regional drainage improvements may occur. If avoiding such infrastructure

are impossible, then the developer, at its own expense, will be required to relocate the pipeline whenever such drainage improvement occurs. The development agreement is attached to this report for review and consideration (see exhibit 6.7).

Future Land Use Designation/Goals of the Comprehensive Plan for the Area:

The pink pipeline crosses lands with three future land use designations. Specifically, those designations are: Mixed Use Neighborhood, Urban Residential, and Estate Residential. Analysis of each of these future land use designations and their intended purposes are discussed below:

Goals of the Mixed Use Neighborhood Future Land Use:

The Mixed Use Neighborhood future land use allows for a range of urban level residential uses, including single and multi-family housing combined with compatible and supporting uses and activities that serve the neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood. Seven of the nine parcels that the pipeline traverses are designated as Mixed Use Neighborhood. Current land use activities on these parcels are agricultural with some existing and proposed oil and gas wells. The pipelines would be located on the edges of the impacted parcels and outside any future road rights-of-way. Location of the pipeline would not hinder development of the properties or surrounding areas from achieving the goals of the Mixed Use Neighborhood future land use designation.

Goals of the Urban Residential Future Land Use:

The Urban Residential future land use designated areas are for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. Per chapter five of the County's Comprehensive Plan, these areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. The pipeline route runs close to the edges of five parcels designated as Urban Residential. Specifically, the parcels are located northeast of Colorado Boulevard and East 156th Avenue. A majority of these parcels are currently used for residential and agriculture. The proposed request would not impede future residential development of the area, as the pipeline would be buried underground and all disturbed lands restored to their original condition.

Goals of the Estate Residential Future Land Use:

The Estate Residential future land designated areas are for single family housing at lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. The main goal for the Estate Residential future land use areas is to provide limited opportunities for ex-urban or rural lifestyles in the County.

The pink pipeline route traverses through two parcels designated as Estate Residential. These parcels are vacant, and will likely be developed consistent with the Estate Residential future land use. To facilitate future growth, the pipeline will be located along the edges of those properties, and outside the County's future right-of-way. As demonstrated on the site plan, the pipeline would not hinder development of the surrounding properties from achieving the goals of the Estate Residential future land use designation.

Site Characteristics:

The pink pipeline will traverse through nine properties. These properties are located east of Colorado Boulevard, south of Highway 7, and east of Quebec Street. Seven of the nine properties are zoned Agriculture-3 (A-3) and are used for agriculture. One of the properties is developed as a single-family home and located over 3,000 feet from the proposed pipeline route. Two of the nine parcels are zoned Preliminary Planned Unit Development (Todd Creek Village PUD). The PUD is approved for residential development. Currently, these two parcels are used for agriculture. The pipeline would be buried underground and also located close to property edges; thus minimizing disturbance to existing and future uses of those properties.

Surrounding Zoning Designations and Existing Use Activity for the pink pipeline:

Northwest City of Thornton	North A-3 / R-E Place of Worship / Single-Family	Northeast PUD(P) Future Residential
West A-3 / A-1 Agriculture / Single-Family	Subject Property A-3 Agriculture	East City of Thornton
Southwest A-3 E-470	South A-3 Agriculture	Southeast City of Thornton

Compatibility with the Surrounding Land Uses:

A majority of the area surrounding the pink pipeline is comprised of agriculturally zoned and used properties, as well as single-family homes. According to the applicant, the pipeline would be buried and strategically placed along perimeters of properties and outside future road right-of-ways. This is to minimize potential impacts to surrounding properties. The proposed request would not negatively impact existing surrounding uses.

There are oil and gas developments existing or proposed in the immediate vicinity of the subject pink pipeline. This pipeline would service those oil and gas wells, which will substantially reduce truck traffic associated with transporting of products from the gas wells. In addition, the pipeline will support gathering, processing, and transporting oil and gas products from Adams County without causing impacts to the local transportation system.

There is no landscaping proposed with construction of the pipeline, as the lines would be buried underground. There is also no above ground infrastructure associated with the pink pipeline.

Planning Commission Update

The Planning Commission considered this case on September 28, 2017, and recommended unanimous approval of the request. The applicant informed the PC that the pipeline has specific testing requirements such as pressure testing, x-ray, and hydro testing to ensure safety. Both the PC and applicant had no concerns with the staff report or the recommended conditions of

approval. Beside the applicant, no one from the public spoke in favor or in opposition to the request.

Staff Recommendation:

Based upon the application, the criteria for conditional use permit approval, and a recent site visit, staff recommends approval of the conditional use permit with thirty-three findings-of-fact and two conditions.

Staff also recommends approval of the development agreement.

Findings of fact:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plans for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.
9. Documentation that prior to site disturbance associated with the Proposed Project, the Applicant can and will obtain all necessary property rights, permits and approvals. The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained or the Board may grant a Permit with conditions and/or conditions precedent which will adequately address outstanding concerns.
10. The Proposed Project considers the relevant provisions of the regional water quality plans.
11. The Applicant has the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.

12. The Proposed Project is technically and financially feasible.
13. The Proposed Project is not subject to significant risk from Natural Hazards.
14. The Proposed Project is in general conformity with the applicable comprehensive plans.
15. The Proposed Project does not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.
16. The Proposed Project does not create an undue financial burden on existing or future residents of the County.
17. The Proposed Project does not significantly degrade any substantial sector of the local economy.
18. The Proposed Project does not unduly degrade the quality or quantity of recreational opportunities and experience.
19. The planning, design and operation of the Proposed Project reflects principals of resource conservation, energy efficiency and recycling or reuse.
20. The Proposed Project does not significantly degrade the environment. This includes the considerations that shall be used to determine whether there will be significant degradation of the environment. For purposes of this section, the term environment shall include:
 - Air quality,
 - Visual quality,
 - Surface water quality,
 - Groundwater quality,
 - Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas,
 - Terrestrial and aquatic animal life,
 - Terrestrial and aquatic plant life, and
 - Soils and geologic conditions.
21. The Proposed Project does not cause a nuisance and, if a nuisance has been determined to be created by the Proposed Project, the nuisance has been mitigated to the satisfaction of the County.
22. The Proposed Project does not significantly degrade areas of paleontological, historical, or archaeological importance.
23. The Proposed Project does not result in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:
 - Plans for compliance with Federal and State handling, storage, disposal and transportation requirements,

- Use of waste minimization techniques, and
 - Adequacy of spill prevention and counter measures, and emergency response plans.
24. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.
 25. The Proposed Project is the best alternative available based on consideration of need, existing technology, cost, impact and these Regulations.
 26. The Proposed Project shall not unduly degrade the quality or quantity of agricultural activities.
 27. The proposed Project does not negatively affect transportation in the area.
 28. All reasonable alternatives to the Proposed Project, including use of existing rights-of-way and joint use of rights-of-way wherever uses are compatible, have been adequately assessed and the Proposed Project is compatible with and represents the best interests of the people of the County and represents a fair and reasonable utilization of resources in the Impact Area.
 29. The nature and location of the Proposed Project or expansion will not unduly interfere with existing easements, rights-of-way, other utilities, canals, mineral claims or roads.
 30. Adequate electric, gas, telephone, water, sewage and other utilities exist or shall be developed to service the site.
 31. The proposed project will not have a significantly adverse Net Effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, nor on the permeability, volume, recharge capability and depth of aquifers in the impact area.
 32. The purpose and need for the Proposed Project are to meet the needs of an increasing population within the County, the area and community development plans and population trends demonstrate clearly a need for such development.
 33. The Proposed Project is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area.

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.

REFERRAL COMMENTS

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
201	1

Staff sent referral notices to all property owners within 1,000 feet of the pipeline route. As of writing this report, staff has received one comment from a property owner expressing concerns with the request (see exhibit 5.1). The concerns expressed include impacts of the development on traffic, environmental impacts, and safety of residents. The applicant responded to these concerns and explained the pipeline route was chosen to minimize impacts to local neighborhoods and businesses, wildlife, and the environment. The transportation of minerals by pipeline would also reduce vehicular traffic that would have been associated oil and gas operations.

COUNTY AGENCY COMMENTS

Adams County Development Services Engineering reviewed the request and stated construction plans shall be required for the pipeline.

The Adams County Development Services right-of-way reviewed the request and stated that the pipeline shall be located within permanent easements. All such easements shall be placed outside the County's future road rights-of-way, as delineated by the 2012 Adams County Transportation Plan.

REFERRAL AGENCY COMMENTS

Responding with Comments or Concerns:

CDOT (See exhibit 4.3)

- CDOT stated the crossing of Highway 7 will require a permit. The applicant has committed to receiving the appropriate permit. The development agreement requires the applicant to obtain all necessary local, state, and federal permits.

Urban Drainage and Flood Control District (See exhibit 4.4)

- Urban Drainage and Flood Control responded to the referral review expressing concerns with the pipeline crossing proposed drainage improvements. In addition, Urban Drainage requests to be allowed to review and approve design plans that relate to drainageways in the development. The applicant has committed to comply with the requirements of Urban Drainage. The proposed project would either bore under or avoid impacts to the

drainageways. The development agreement has a requirement for the applicant to adhere to the requirements of Urban Drainage and Flood Control District.

Xcel Energy (See exhibit 4.5)

- Xcel Energy stated their company has electric transmission infrastructure that could be impacted by the proposed project. The development agreement requires the applicant to comply with Xcel Energy's requirements.

Responding without Concerns:

Brighton Fire District (see exhibit 4.2)

Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools

Brighton Fire District

CDPHE

Century Link

City of Thornton

Colorado Division of Wildlife

Colorado Historical Society

Comcast

Eagle Shadow Metro District

German Ditch Company

Metro Wastewater Reclamation District

North Metro Fire District

RTD

School District 27J

Signal Ditch

Thornton Fire District

Todd Creek Metro District

Union Pacific Railroad

United Power

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

To: Board of County Commissioners

From: Christopher C. La Rue, Senior Planner

Subject: Boardwalk Pipeline Project / Case #RCU2017-00019

Date: October 17, 2017

If the Board of County Commissioners does not concur with the staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

ALTERNATIVE RECOMMENDED FINDINGS

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is not consistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is not compatible with the surrounding area, harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is not suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and are not adequate to serve the needs of the conditional use as designed and proposed.
9. Documentation that prior to site disturbance associated with the Proposed Project, the Applicant cannot and will not obtain all necessary property rights, permits and approvals.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

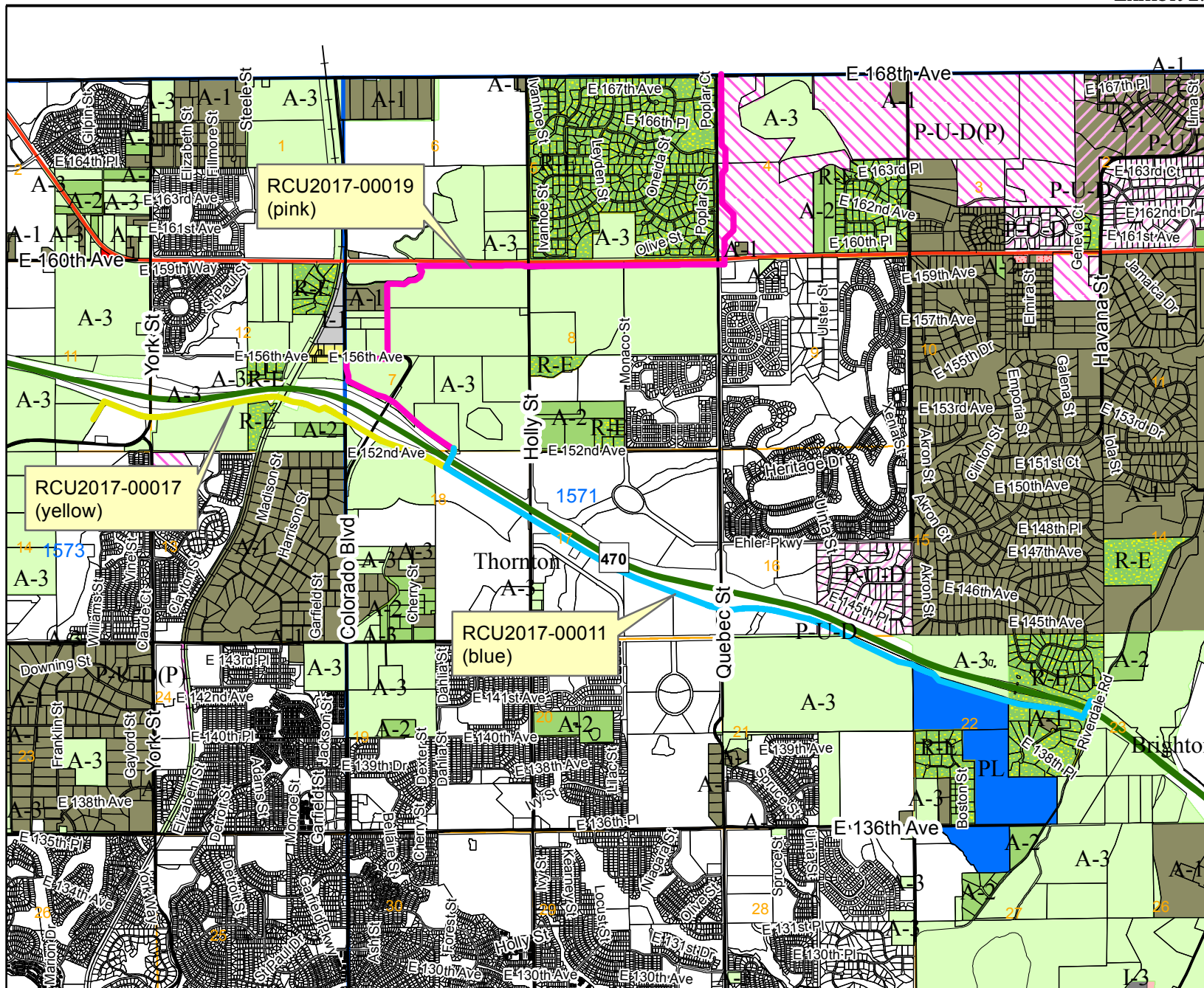
Mary Hodge
DISTRICT 5

The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits and approvals are obtained or the Board may grant a Permit with conditions and/or conditions precedent which will adequately address outstanding concerns.

10. The Proposed Project does not consider the relevant provisions of the regional water quality plans.
11. The Applicant does not have the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.
12. The Proposed Project is not technically and financially feasible.
13. The Proposed Project is subject to significant risk from Natural Hazards.
14. The Proposed Project is not in general conformity with the applicable comprehensive plans.
15. The Proposed Project has a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.
16. The Proposed Project creates an undue financial burden on existing or future residents of the County.
17. The Proposed Project significantly degrades any substantial sector of the local economy.
18. The Proposed Project unduly degrades the quality or quantity of recreational opportunities and experience.
19. The planning, design and operation of the Proposed Project does not reflect principals of resource conservation, energy efficiency and recycling or reuse.
20. The Proposed Project significantly degrades the environment. Appendix A includes the considerations that shall be used to determine whether there will be significant degradation of the environment. For purposes of this section, the term environment shall include:
 - Air quality,
 - Visual quality,
 - Surface water quality,
 - Groundwater quality,
 - Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas,
 - Terrestrial and aquatic animal life,
 - Terrestrial and aquatic plant life, and
 - Soils and geologic conditions.

21. The Proposed Project causes a nuisance and, if a nuisance has been determined to be created by the Proposed Project, the nuisance has been mitigated to the satisfaction of the County.
22. The Proposed Project significantly degrades areas of paleontological, historical, or archaeological importance.
23. The Proposed Project results in unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:
 - Plans for compliance with Federal and State handling, storage, disposal and transportation requirements,
 - Use of waste minimization techniques, and
 - Adequacy of spill prevention and counter measures, and emergency response plans.
24. The benefits accruing to the County and its citizens from the proposed activity do not outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.
25. The Proposed Project is not the best alternative available based on consideration of need, existing technology, cost, impact and these Regulations.
26. 18. The Proposed Project unduly degrades the quality or quantity of agricultural activities.
27. The proposed Project negatively affects transportation in the area.
28. All reasonable alternatives to the Proposed Project, including use of existing rights-of-way and joint use of rights-of-way wherever uses are compatible, have not been adequately assessed and the Proposed Project is not compatible with and does not represent the best interests of the people of the County and does not represent a fair and reasonable utilization of resources in the Impact Area.
29. The nature and location of the Proposed Project or expansion will unduly interfere with existing easements, rights-of-way, other utilities, canals, mineral claims or roads.
30. Adequate electric, gas, telephone, water, sewage and other utilities do not exist or shall not be developed to service the site.
31. The proposed project will have a significantly adverse Net Effect on the capacities or functioning of streams, lakes and reservoirs in the impact area, or on the permeability, volume, recharge capability and depth of aquifers in the impact area.

32. The purpose and need for the Proposed Project are not to meet the needs of an increasing population within the County, the area and community development plans and population trends do not demonstrate clearly a need for such development.
33. The Proposed Project is not compatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area.



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



ADAMS COUNTY
COLORADO

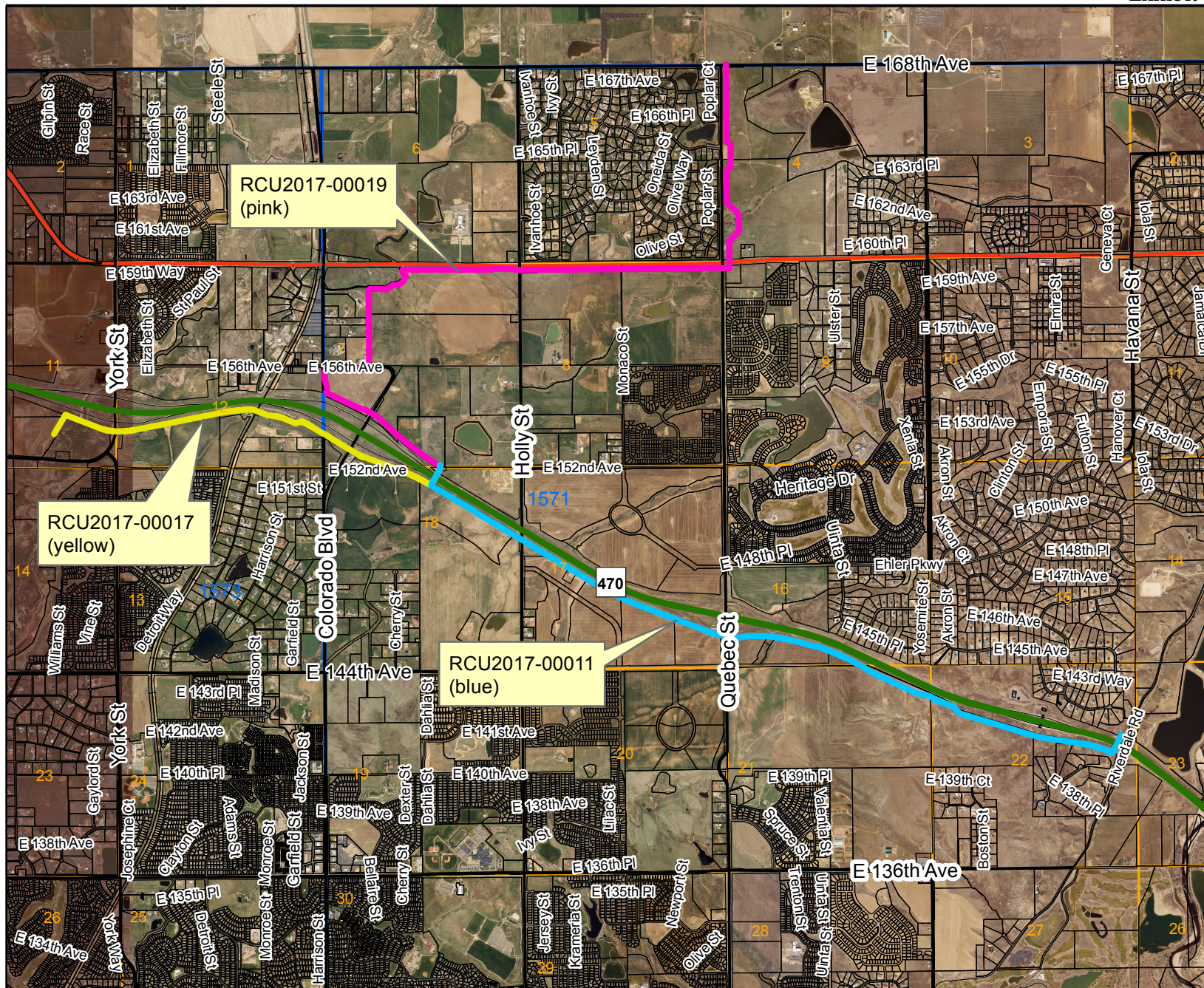
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Discovery Boardwalk Pipeline

RCU2017-00011, RCU2017-00017, RCU2017-00019



For display purposes only.



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

Discovery Boardwalk Pipeline

RCU2017-00011, RCU2017-00017, RCU2017-00019

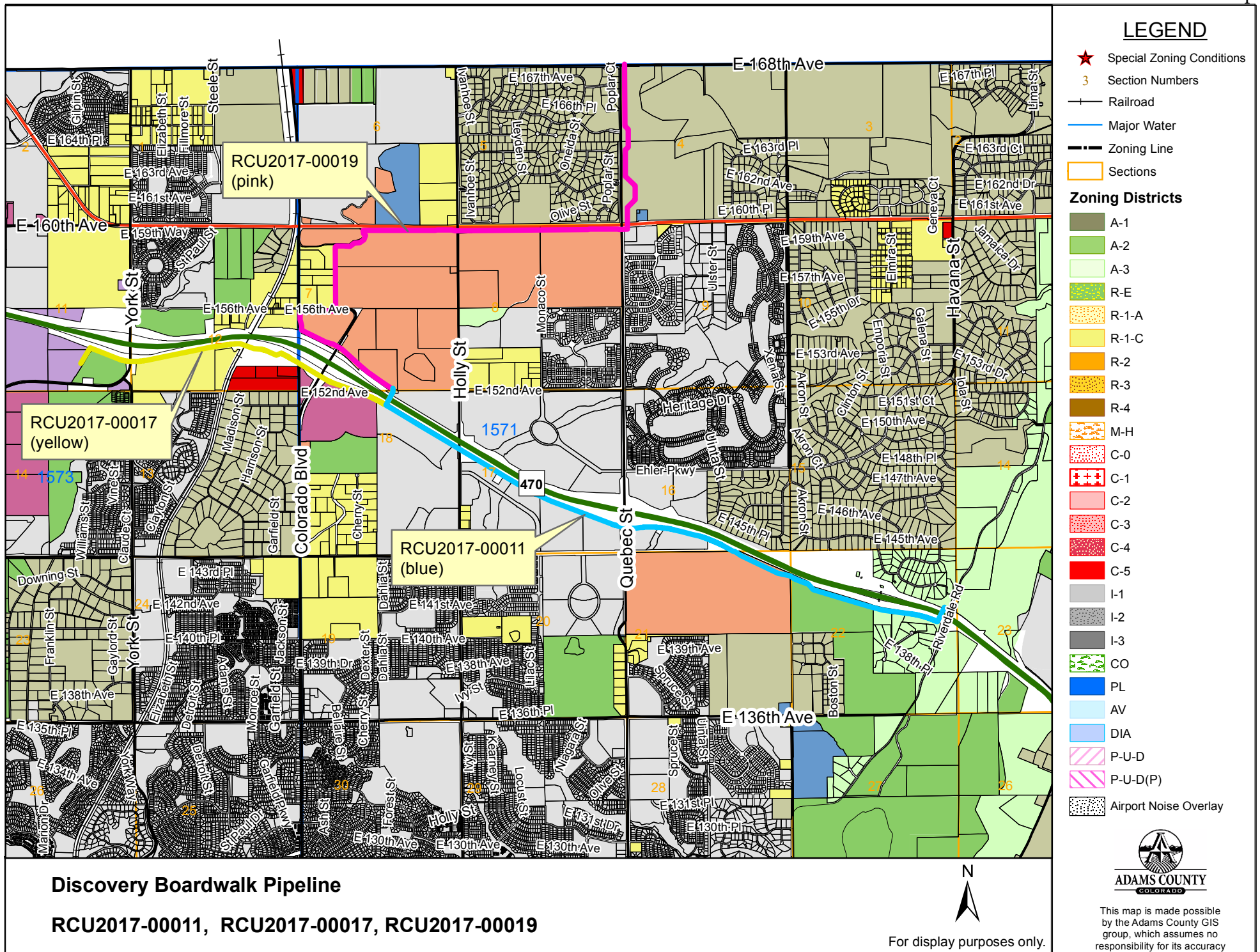


For display purposes only.



ADAMS COUNTY
COLORADO

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



1.0 INTRODUCTION

Discovery DJ Services, LLC (“Discovery”), a joint venture between Discovery Midstream Partners, LLC and Ward Petroleum, is submitting this application for a Conditional Use Permit (“CUP”) to Adams County. The application is in accordance with the requirements outlined under Chapter 2 of the Adams County Development Standards and Regulations (“ACDSR”), the Conditional Use Permit Checklist, and additional requested submittal criteria for the Adams County Areas and Activities of State Interest (“AASI”) Checklist, as outlined during the conceptual review process and subsequent Adams County Conceptual Review Meeting Summary Letter dated January 30, 2017 and further discussed under Section 2.4 below.

This CUP application is organized in an order to address the requirements of: i) the CUP Checklist; ii) the specific additional applicable items from the AASI Checklist; and iii) additional information as outlined in the conceptual review summary letter and requested by the Adams County Planning Department (“ACPD”) staff.

1.1 PURPOSE & NEED

Advances in oil and gas extraction technologies have resulted in a substantial increase in oil and gas activities across Colorado, more specifically in the Denver-Julesburg Basin and Wattenberg Fields within Adams County. Crude oil and produced liquids (condensate, produced water) from these wells impede the natural gas production and require transportation to oil and gas facilities for processing, treatment, and either disposal or sale to regional markets. Currently, these liquids are transported by truck from the individual well pads resulting in an increasing number of trucks per day on the local city and county roads and state highways, along with increased dust, noise and emissions. Similarly, the existing natural gas infrastructure in and around these wells is at capacity or doesn’t exist within areas of new drilling. Centralized collection of these liquids and more efficient means of transportation are required to reduce the local truck traffic and facilitate transportation of the natural gas and produced liquids to locations where they can be processed and sold to meet market demands. The Project is a necessary component of the overall system to gather, process, transport and market the area’s natural resources in the Niobrara and Codell formations.

1.2 PROJECT OVERVIEW

The Boardwalk Pipeline Project, approved on December 13, 2016 by the Adams County Board of County Commissioners (RCU2016-000016) incorporates a 29.4-mile natural gas gathering trunkline originating at a Central Delivery Point (“CDP”) Facility located in the SW of Section 24, Township 1S, Range 67W to Discovery’s Ft. Lupton Gas Plant located approximately 4.3-miles northwest of Lochbuie, Colorado in the SW of Section 11, Township 1N, Range 66W where the gas is processed to recover natural gas liquids (“NGL”)’s for delivery to a nearby third party via a 0.6-mile NGL sales pipeline. Conversely, pipeline quality natural gas off the Ft. Lupton Gas Plant is delivered to a custody meter station for sales to a third-party transmission pipeline via a 1.4-mile residue gas sales pipeline. Similarly, the project and associated Conditional Use Permit incorporated a 12-mile crude oil pipeline from the CDP Facility to the intersection of E. 120th Ave. and Powhatan Rd., where the crude oil pipeline was capped and inerted in place for future crude oil gathering.

Phase II of the Boardwalk Pipeline Project expands the original system west of the CDP facility with a new 20-inch or smaller natural gas pipeline, 8-inch crude oil pipeline, and 12-inch or smaller water pipeline from Ward Petroleum’s Ivey West Well Pad located in the SWSE of Section 11, Township 1S, Range 68W traveling east approximately 2-miles along the E-470 multi-use easement before crossing E-470 to the north, to a new pipeline pigging facility (Brighton West Interconnect Facility) located approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470. From the new Brighton West Interconnect Facility, the Phase II pipelines will continue north approximately 4.3 miles before crossing into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street and continuing north by north east approximately 14.7 miles to the Discovery Ft. Lupton Gas Plant. Similarly, the Phase II pipelines will extend back south across E-470 and east along the E-470 multi-use easement approximately 3.9 miles where they will cross E-470 just west of Riverdale Road and tie-in with the Ward Petroleum Riverdale gathering laterals delivering natural gas, crude oil, and produced water to the Central Delivery Point Facility.

This Conditional Use Permit application incorporates the portion of the Phase II Boardwalk Pipeline Project proposed 20-inch natural gas pipeline, 8-inch crude oil pipeline, and 12-inch or smaller water pipeline from the Brighton West Interconnect Facility located approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470 to the Adams County Line near the intersection of E. 168th Ave. / County Road 2 and Quebec Street.

BOARDWALK PIPELINE PROJECT – PHASE II
BRIGHTON WEST INTERCONNECT TO ADAMS COUNTY LINE

DISCOVERY DJ SERVICES, LLC
APPLICATION FOR CONDITIONAL USE PERMIT

Separate Conditional Use Permit applications (PRE2017-0001) have been submitted to Adams County for the portions of the Phase II Boardwalk Pipeline Project between Ward Petroleum's Ivey West Well Pad and the new Brighton West Interconnect Facility (TBD) and between the Brighton West Interconnect Facility and the Riverdale Tie-In (RCU2017-00011).

Sections 1.2.1 through 1.2.3 below further describe the key infrastructure located within Adams County and associated with this Conditional Use Permit application:

1.2.1 NATURAL GAS GATHERING TRUNKLINE

The natural gas gathering trunkline will be constructed of 20.0" O.D. x 0.406" W.T., X-65, API 5L, PSL2, or comparable line pipe coated with 12-14 mils of fusion bond epoxy for external corrosion protection. All state highway, railroad, city and county road, and other crossings will be crossed by either bore or horizontal directional drill ("HDD"), thereby avoiding surface impacts in these areas, utilizing 20.0" O.D. x 0.500" W.T., X-65, API 5L, PSL2 or comparable crossing pipe coated with 12-14 mils of fusion bond epoxy plus an additional 24-30 mils of abrasive resistant overlay coating.

Although the natural gas gathering trunkline does not fall under the jurisdiction of the Code of Federal Regulations ("CFR"), the trunkline will be designed and constructed to meet the requirements of CFR Part 192 "Transportation of Natural and Other Gas by Pipeline". In general, under the CFR, Discovery is required to design and construct the trunkline for a Class 1 area classification utilizing a 0.72 design safety factor for the portion of the alignment between the Brighton West Interconnect and approximately the intersection of E. 160th Ave. and Holly Street (Segment 1), and for a Class 2 area classification utilizing a 0.60 design safety factor for the portion of the alignment between the intersection of E. 160th Ave. and Holly Street and the Adams County Line (Segment 2), with both segments at a depth of 36 inches below ground level. As an additional recognized safety precaution, Discovery will design the pipeline for the more stringent Class 2 area classification utilizing a 0.60 design safety factor for the segment between the Brighton West Interconnect and the intersection of E. 160th Ave. and Holly Street. Similarly, the segment from the intersection of E. 160th Ave. and Holly Street and the County Line as well as all state highway, railroad, city and county road, and other crossing locations to a Class 3 area classification utilizing a 0.50 design safety factor. In addition, Discovery will bury the trunklines a minimum of 48 inches below grade. At all county and / or public roads crossings, the trunklines will be buried a minimum of 60 inches below the bottom of the bar ditches (USDOT and Adams County Public Works Department requires a minimum of 36 inches). Discovery will comply with all requirements for construction under a Nationwide Plan 12 permit for all waterway crossings, which allow waterways to be open cut or bored depending upon the condition of the waterway.

The natural gas trunkline will be designed to facilitate routine pigging operations to remove liquids that drop out in the pipeline as well as in-line inspection of the line as required in accordance with the CFR.

Table 1.2.1 below summarizes key information for the natural gas trunkline.

Table 1.2.1
Boardwalk Pipeline Project – Phase II
Brighton West Interconnect to Adams County Line
Natural Gas Gathering Trunkline

Pipeline Diameter	20.0" O.D.
Pipeline Wall Thickness – Segment 1	0.406" W.T. (Line Pipe) / 0.500" W.T. (Crossing Pipe)
Pipeline Wall Thickness – Segment 2	0.500" W.T. (Line Pipe) / 0.500" W.T. (Crossing Pipe)
Yield Strength	65,000 psi (X-65 Grade)
Total Pipeline Length	19.5 miles
Total Pipeline Length in Adams County	4.28 miles
Total Parcel / Tract Count In Adams County	16

1.2.2 CRUDE OIL PIPELINE

BOARDWALK PIPELINE PROJECT – PHASE II**BRIGHTON WEST INTERCONNECT TO ADAMS COUNTY LINE****DISCOVERY DJ SERVICES, LLC****APPLICATION FOR CONDITIONAL USE PERMIT**

The crude oil pipeline will be constructed of 8.625" O.D. x 0.219" W.T., X-52, API 5L, PSL2 or comparable line pipe coated with 12-14 mils of fusion bond epoxy for external corrosion protection. All state highway, railroad, city and county road, and other crossings will be crossed either by bore or horizontal directional drill ("HDD"), thereby avoiding surface impacts in these areas, utilizing 8.625" O.D. x 0.322" W.T., X-52, API 5L, PSL2 or comparable crossing pipe coated with 12-14 mils of fusion bond epoxy plus an additional 24-30 mils of abrasive resistant overlay coating.

Although the crude oil pipeline does not fall under the jurisdiction of the Code of Federal Regulations ("CFR"), the pipeline will be designed and constructed to meet the requirements of CFR Part 195 "Transportation of Hazardous Liquids by Pipeline". In general, under the CFR, Discovery is required to construct the pipeline at a depth of 36 inches below ground level. As an additional recognized safety precaution, Discovery will bury the pipeline a minimum of 48 inches below grade. At all county and / or public roads crossings, the pipeline will be buried a minimum of 60 inches below the bottom of the bar ditches (USDOT and Adams County Public Works Department requires a minimum of 36 inches). Discovery will comply with all requirements for construction under a Nationwide Plan 12 permit for all waterway crossings, which allow waterways to be open cut or bored depending upon the condition of the waterway.

The crude oil pipeline will be designed to facilitate routine pigging operations as well as in-line inspection of the line as required in accordance with the CFR.

Table 1.2.2 below summarizes key information for the crude oil pipeline.

Table 1.2.2
Boardwalk Pipeline Project – Phase II
Brighton West Interconnect to Adams County Line
Crude Oil Pipeline

Pipeline Diameter	8.625" O.D.
Pipeline Wall Thickness	0.219" W.T. (Line Pipe) / 0.322" W.T. (Crossing Pipe)
Yield Strength	52,000 psi (X-52 Grade)
Total Pipeline Length	5.10 miles
Total Pipeline Length in Adams County	4.28 miles
Total Parcel / Tract Count In Adams County	16

1.2.3 WATER PIPELINE

The water pipeline will be constructed of 12-Inch or smaller, DR11, PE4710, ASTM F2619 / API 5LE or comparable high density polyethylene pipe. All state highway, railroad, city and county road and other crossings will be crossed either by bore or horizontal directional drill ("HDD"), thereby avoiding surface impacts in these areas, utilizing 16.0" O.D. x 0.375" W.T., X-52, API 5L, PSL2 or comparable casing pipe.

The water pipeline will be buried a minimum for 48 inches below grade, with all county and / or public roads crossings, buried a minimum of 60 inches below the bottom of the bar ditches (USDOT and Adams County Public Works Department requires a minimum of 36 inches). Discovery will comply with all requirements for construction under a Nationwide Plan 12 permit for all waterway crossings, which allow waterways to be open cut or bored depending upon the condition of the waterway.

Table 1.2.3 at the top of the following page summarizes key information for the water pipeline.

Table 1.2.3
Boardwalk Pipeline Project – Phase II
Brighton West Interconnect to Adams County Line
Water Pipeline

Pipeline Diameter	12.75" O.D. or Smaller
DR Rating	DR-11
Total Pipeline Length	5.10 miles
Total Pipeline Length in Adams County	4.28 miles
Total Parcel / Tract Count In Adams County	16

1.3 DESCRIPTION OF PREFERRED PIPELINE ROUTE

The proposed route for the natural gas gathering trunkline, crude oil pipeline, and water pipeline crosses unincorporated Adams County, the City of Thornton, and within the E-470 multi-use easement. As outlined in Figure 1.3 below, the pipelines originate at Discovery's proposed Brighton West Interconnect Facility (under separate CUP application) approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470 and travels approximately 4.28 miles in a general northeasterly direction following E. 160th Ave. and Quebec Street to where it crosses into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street.

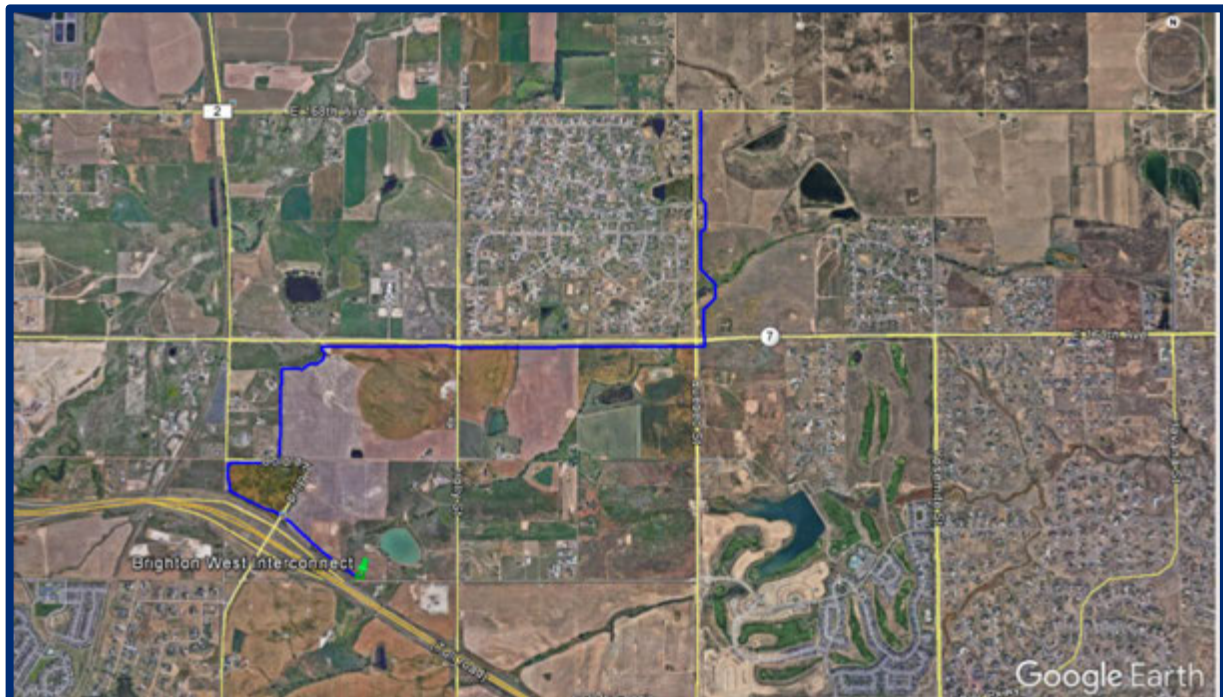


Figure 1.3 – Preferred Pipeline Route, Adams County

BOARDWALK PIPELINE PROJECT – PHASE II**DISCOVERY DJ SERVICES, LLC****BRIGHTON WEST INTERCONNECT TO ADAMS COUNTY LINE****APPLICATION FOR CONDITIONAL USE PERMIT**

A total of eight (8) crossings, including city and county roads, and irrigation canals. Table 1.3a below summarizes the Adams County road crossings required along the preferred route, while Table 1.3b below outlines a list of other featured crossings along the preferred route.

Table 1.3a Boardwalk Pipeline Project – Phase II Brighton West Interconnect to Adams County Line Adams County Road Crossings			
No.	Road Crossed	Nearest Intersection	Distance to Intersection (Approximate)
1	Colorado Blvd. #1	Westbound E-470 & Colorado Blvd.	230 ft.
2	Colorado Blvd. #2	E. 156 th Ave. & Colorado Blvd.	1,185 ft.
3	Holly Street	E. 160 th Ave. & Holly Street	100 ft.
4	Quebec Street	E. 160 th Ave. & Quebec Street	145 ft.
5	E. 160 th Ave.	E. 160 th Ave. & Quebec Street	160 ft.
6	E. 168 th Ave. / Co. Rd. 2	E. 168 th Ave./ Co. Rd. 2 & Quebec St.	100 ft.

Table 1.3b Boardwalk Pipeline Project Brighton West Interconnect to Adams County Line Adams County Non-County Road & Other Feature Crossings			
No.	Type of Feature	Name / Description	Approximate Crossing Location
1	Ditch / Canal	Signal Ditch #1	39°59'9.48"N, 104°54'18.08"W
2	Ditch / Canal	Signal Ditch #2	39°59'22.33"N, 104°54'6.22"W

1.4 CONSTRUCTION SCHEDULE

Construction activities in Adams County will commence upon approval of the CUP and completion of all conditions of approval. A final schedule for construction of the project has not yet been developed, however it is anticipated that pipeline construction within the County will take approximately 3-4 months, all weather permitting.

Following completion of all design activities and selection of the applicable construction contractor, Discovery will provide the ACDP a detailed schedule prior to starting construction.

BOARDWALK PIPELINE PROJECT – PHASE II
BRIGHTON WEST INTERCONNECT TO ADAMS COUNTY LINE

DISCOVERY DJ SERVICES, LLC
APPLICATION FOR CONDITIONAL USE PERMIT

3.2 INFORMATION DESCRIBING THE PROJECT

3.2.1 DETAILED PLANS & SPECIFICATIONS

3.2.2 DESCRIPTION OF PROJECT ALTERNATIVES

Discovery has considered two alternative route alignments for the Project as outlined in Figure 3.2.2 below. Both Alternatives originate from the same location as the preferred route, with Alternate Route #1 taking a more northeasterly route and Alternate #2 taking a more direct north and east route before each route turns north along Quebec Street, east of the Brighton Farms sub-division, and continuing into Weld County. Both Alternative routes are shorter than the preferred route, with less area of disturbance and comparable environmental impacts, but a greater impact on local landowners than the preferred route.

Similar to the preferred route, construction activities for both Alternative #1 and Alternative #2 will have minimal, temporary and short term, effects on the residents, businesses and natural environment of Adams County.

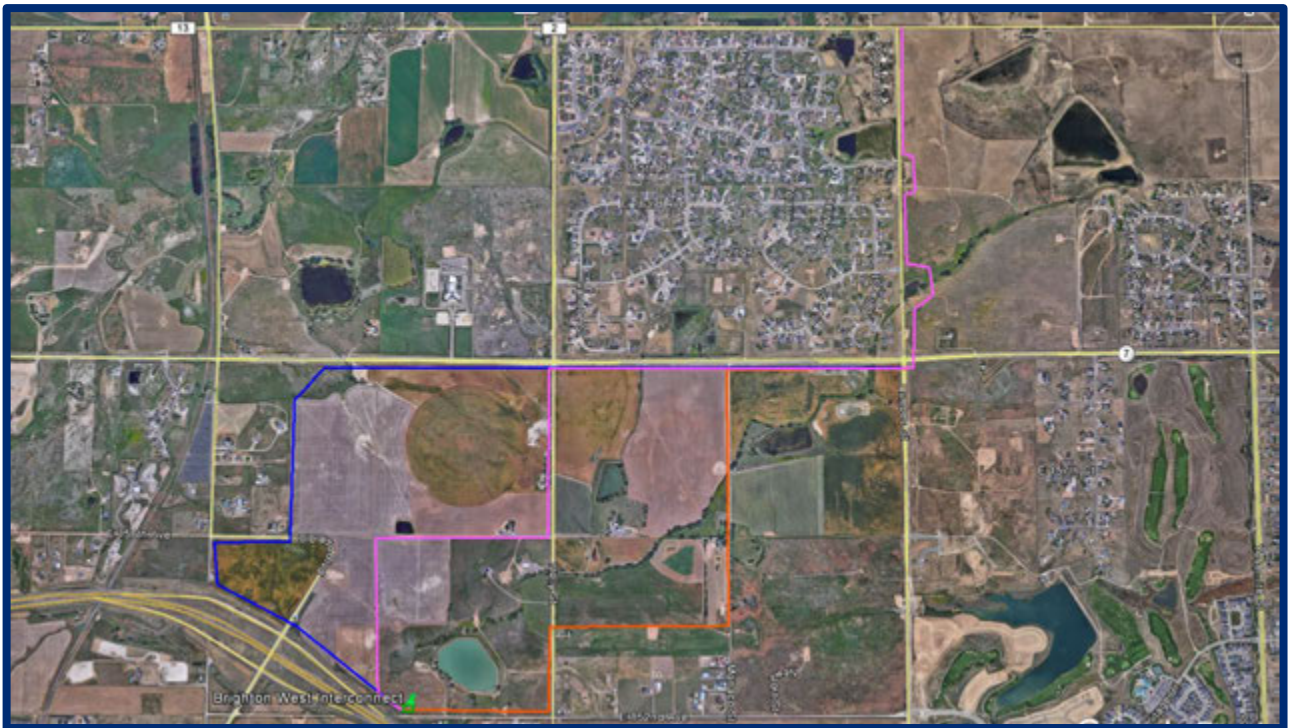


Figure 3.2.2 – Alternate Pipeline Route Map, Adams County

Table 3.2.2 below summarizes the respective route lengths and land affected by each alternative and the preferred route.

Table 3.2.2
 Project Alternatives
 Route Lengths & Land Affected, Adams County

Routes	Acres of Land Affected (Based on 80' wide area of disturbance)	Total Pipeline Length (miles)	No. Road Crossings
Alternative 1	34.2 acres	3.52	4
Alternative 2	35.2 acres	3.63	4
Preferred	41.5 acres	4.28	6

3.2.2.1 ALTERNATIVE ROUTE #1

Alternative #1 is routed to the east out of the Brighton West Interconnect Facility to the intersection of E. 152nd Ave. and Holly Street, where the route turns and travels approximately 1,200 ft. north before turning east crossing Holly Street to Monaco Street before turning north again along the west side of Monaco Street to a location off the intersection of E. 160th Ave. and Monaco Street before crossing Monaco Street, continuing east to the intersection of E. 160th Ave. and Quebec Street and then taking a route north along the east side of Quebec Street before crossing into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street. This Alternative is shorter than the preferred route and would incorporate an area of disturbance of approximately 3.52 miles long and 80 ft. wide, or approximately 34.2 acres, with a permanent easement 3.52 miles long and 30 feet wide, or approximately 12.8 acres, and would traverse both Adams County and the City of Thornton, crossing areas zoned as A-3 (agricultural) and P-U-D(P) (planned unit development) along the east side of Quebec Street. While providing a shorter overall length and lower total surface disturbance than the preferred route, this Alternative did not accommodate the preferences of Brighton Farms, LLC and other landowners along the route.

3.2.2.2 ALTERNATIVE ROUTE #2

Alternative #2 takes a more direct approach north out of the Brighton West Interconnect Facility, traveling approximately 450 ft. northwest along the E-470 corridor before turning north approximately 2,250 ft. and then heading east approximately 2,600 ft. to Holly Street where the alignment turns north and follows the west side of Holly Street to a point near the intersection of E. 160th Ave. and Holly Street before turning east, crossing Holly Street, and continuing along the south side of E. 160th Ave. to the intersection of E. 160th Ave. and Quebec Street, crossing Quebec Street and then E. 160th Ave. and traveling north along the east side of Quebec Street before crossing into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street. This Alternative would incorporate an area of disturbance of approximately 3.63 miles long and 80 feet wide, or approximately 35.2 acres, with a permanent easement of 3.63 miles long and 30 feet wide, or approximately 13.2 acres, and would traverse both Adams County and the City of Thornton, crossing areas zoned as A-3 (agricultural) and P-U-D(P) (planned unit development) along the east side of Quebec Street. While providing a shorter overall length and lower total surface disturbance than the preferred route, this Alternative did not accommodate the preferences of Brighton Farms, LLC.

3.2.2.3 AIR QUALITY ALTERNATIVES

The short-term emission sources impacting air quality would be the same for both alternatives and the preferred route and would include construction equipment, typically diesel driven, and traffic on the roadways and right-of-way. Both Alternative #1 and Alternative #2 are in the same air shed as the preferred route. While both Alternatives incorporate a smaller area of disturbance than the preferred route, they would require the approximately the same construction duration. As a result, both Alternatives #1 and #2 would be expected to have an equal if not greater impacts to the overall air quality.

Construction for either Alternative or the preferred route is anticipated to occur in mid-2017 summer months based upon the anticipated receipt of the required permits. Discovery will plan to utilize water suppression to reduce the amount of dust generated during construction, as necessary.

3.2.2.4 PREFERRED ROUTE

The preferred route for the natural gas, crude oil, and water pipelines crosses the City of Thornton and unincorporated Adams County. As outlined in Figure 3.2.2 above, the pipelines would originate at the Discovery Brighton West Interconnect Facility located

approximately 2,100 feet west from the intersection of E. 152nd Avenue and Holly Street on the north side of E-470 and submitted under a separate Conditional Use Permit application, and travels in a general northerly direction along the Brighton Farms, LLC property boundaries through agricultural fields before turning east along the south side of E. 160th Ave. crossing Quebec Street and E. 160th Ave. to the north, following along the east side of Quebec Street before crossing into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street.

The preferred route would incorporate an area of disturbance of approximately 4.28 miles long and 80 feet wide, or approximately 41.5 acres, with a permanent easement of 4.28 miles long and 30 feet wide, or approximately 15.6 acres. While this route would incorporate slightly more surface disturbance than either Alternative, the route accommodates the requests and preferences of the impacted landowners.

3.2.2.5 PREFERRED ROUTE CONSIDERATIONS & REASONING

The preferred route was selected to mitigate the impacts to local residential neighborhoods; conform with the comprehensive plans for the City of Thornton and Adams County; minimize impacts to the environment; and to the greatest degree possible, the preferences of local city and county landowners. The preferred route is primarily located within lands zoned as agricultural and future planned unit development along the east side of Quebec Street. Discovery has contacted and is working with the City of Thornton for portions of the alignment within city limits.

In areas zoned as agricultural, Discovery worked with each respective landowner to develop the preferred alignment to mitigate impacts to actively cultivated fields and productive areas, along with landowner considerations and preferences.

In addition to zoning and landowner considerations, numerous other factors were included in the decision process for the selection of the preferred route. Discovery has reviewed and considered the Adams County and City of Thornton Comprehensive Plans as well as the Adams County Transportation Plan in selection of the preferred route. The County trails, parks and open space have also been considered in the planning of the preferred route, resulting in no impact.

The preferred route does cross Signal Ditch twice. Discovery will plan to cross the ditch via horizontal direction drill, in accordance with the applicable ditch company requirements. Permit applications for these crossings are being prepared and will be submitted in the next few weeks, following completion of field survey along the route. Copies of these permits will be provided to Adams County upon receipt, and prior to construction.

ADAMS COUNTY

BRIGHTON
WEST
INTERCONNECT

Weld
Adams

Legend

 Boardwalk Pipeline
 Section lines

DISCOVERY

BOARDWALK PIPELINE PROJECT - PHASE II
ROUTE MAP - BRIGHTON WEST INTERCONNECT TO ADAMS CO. LINE PREFERRED ROUTE
MAP 1 OF 1
ADAMS COUNTY, CO

DRAWN:	CHECKED:	APPROVED:	DATE:	SCALE: 1:2400
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ZION ENGINEERING, LLC
 DWG NO. **17008-M-1056**

REV.
A

A	Issued w/ Permit Application	JTW	04/26/17	CC	ALS
REV.	DESCRIPTION	BY	DATE	CHKD	CHKD

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 7/3/2017

Project Number: RCU2017-00019

Project Name: BOARDWALK PIPELINE

Note to Applicant:

The following review comments and information from the Development Review Team is based on submitted documents only. For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 05/08/2017

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 06/20/2017

Email: glabrie@adcogov.org

Complete

ENG1; Applicant will be required to submit two copies of the construction plans for the Boardwalk Pipeline to the One Stop Permit Center for engineering review and approval and for the issuance of permits. The construction plans are required to be signed and stamped by a professional engineer. The engineering review fee for this type of project is \$100. The application for the engineering review process can be found on the Adams County Website at the One Stop Permit Center.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 05/12/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 06/05/2017

Email: clarue@adcogov.org

Resubmittal Required

PLN1. Provide an update on the status of other Federal, State, and local permit requirements (chart form is preferred). If you have obtained any permits please provide copies.

PLN2. Prepare a Development Agreement that outlines the requirements regarding the pre-construction, construction, post-construction, and maintenance requirements of the Project (an example was previously provided). We have not yet received a draft of the required development agreement to review. This needs to be completed.

PLN3. Provide updated status information regarding securing permissions from private property owners where the infrastructure will traverse/impact.

PLN4. Please provide an analysis with the County's Comprehensive Plan as it relates to the project and the potential for future uses. It is important to ensure the anticipated future uses along the project will not be compromised. The following designations are impacted or are in close proximity to the project:

- Mixed Use Neighborhood (south of Hwy 7 between Co Blvd & Quebec St)
- Estate Residential (north of Hwy 7 and Quebec St)
- Residential (near CO Blvd, & Hwy 7)

PLN5. Adequate landscaping/screening shall be installed where areas can be seen from the public right-of-way or any other sensitive area (residential). It appears there are no above ground facilities. Please confirm. Also, what noise mitigation measures would be necessary? Please provide more information.

PLN6. Please take into account future growth areas for cities and provide an analysis of this topic. See the comments from the City of Thornton.

PLN7. What is the status of the pipeline within the City of Thornton? Please provide a comprehensive outline of the process within the City.

PLN8. What mitigation measures will be in place for the residential area east of CO Blvd, north East 156th Ave, and south of Hwy?

PLN9. What mitigation measures will be in place for the residential area west of Quebec Street and north of Hwy 7?

PLN10. Section 2.5 of the neighborhood meeting section is stated changes to the preferred route required new parcels be added. This section indicates these additional property owners would be contacted. What is the status of this issue?

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 05/05/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Pipelines should be located in easements on private property

ROW2: Said easements should be placed outside of the ultimate Right-of-ways of County roads as delineated by the Adams County Transportation Plan, approved 2012.

ROW3: Crossings of County roads should be as near as possible to right angles and County Engineering staff should have opportunity to review.

ROW4: Permits to construct in the Right-of-way should be secured for constructing crossings of County roadways

ROW5: Quebec Street. is classified as a Major Arterial and requires a Road width of 140'. Dedications along property lines will need to be made to fulfill the 1/2 street requirements of 70':

ROW6: The services of a licensed Professional Land Surveyor should be secured to create the description of the dedication.

ROW7: Depending on the finalized route, additional dedications along ROW will be required to meet the road width classifications in master Transportation plan 2012; also see section 5-03-06-01-06 in Adams County Standards and Regulations.

From: [Even, Whitney](#)
To: [Chris LaRue](#)
Subject: RE: RCU2017-00019 Discovery Boardwalk Segment 3 request for comments
Date: Monday, June 05, 2017 4:30:59 PM

Good afternoon Chris,

We have no comments at this time for this case. Thank you.

Please be aware that my email address has changed to weven@brightonfire.org and my old email address (wmeans@brightonfire.org) will no longer be in use.

Whitney Even

Deputy Fire Marshal
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-654-8040
www.brightonfire.org

From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Friday, May 12, 2017 4:10 PM
To: Chris LaRue <CLaRue@adcogov.org>
Subject: RCU2017-00019 Discovery Boardwalk Segment 3 request for comments

Adams County Planning Commission is requesting comments on the following request:

Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from Ward Petroleum's Ivey West Well Pad north to Weld County.

This request is located at: multiple parcels

The Assessor's Parcel Number are: 0157104200003, 0157104300002, 0157107000001,
0157107000002, 0157107000014, 0157107000016,
0157107000023, 0157107400001, 0157108000001,
0157108000004, 0157108200002, 0157109202001

Applicant Information: CORY JORDAN
7856 WALNUT HILL LANE, SUITE 335
DALLAS, TX 75230

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **06/05/2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be

From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: RCU2017-00019, Boardwalk Pipeline Project Segment 3
Date: Thursday, May 18, 2017 3:11:54 PM

Chris,

I have reviewed the request for CUP to allow pipeline installations from Ward Petroleum's Ivey West Well pad north to Weld County and have the following comment:

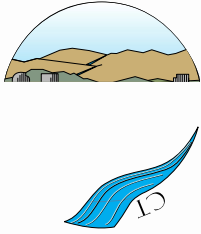
- The crossing of State Highway 7 will require a permit from our office. Contact for that permit is Robert Williams, who can be reached at robert.williams@state.co.us or 303-916-3542

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

June 5, 2017

UDFCD Maintenance Eligibility Program Referral Review Comments

To: **Christopher C. LaRue, Adams County**

Project: **Boardwalk Pipeline Project Segment 3 Conditional Use Permit**

Stream: **Morris Creek, South Morris Creek and Elms Run**

UDFCD MEP Phase: **Referral**

UD MEP ID: **106066/10001372**

Dear Christopher:

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to major drainage features, in this case:

- Utilities crossing Morris Creek, South Morris Creek and Elms Run.

We have the following comments to offer:

1. Based on the preferred pipeline map, the proposed utility alignment may have impacts to major drainageways. The alignment appears to cross Morris Creek, South Morris Creek and Elms Run. Our interest lies in protecting your proposed infrastructure with respect to lateral movement and erosion potential of the drainageways, as well as ensuring that the proposed utility doesn't preclude future drainageway improvements. We request the opportunity to review the design as it relates to major drainageways, including construction plans and calculations.
2. Improvements constructed within a floodplain will require a floodplain development permit. Changes in topography may require a CLOMR from FEMA.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,

Urban Drainage and Flood Control District

Brooke Seymour, P.E., CFM
Watershed Services



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

June 2, 2017

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Chris LaRue

Re: Discovery Boardwalk Segment 3, Case # RCU2017-00019

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use permit documentation for **Discovery Boardwalk Segment 3**. Please be aware PSCo has existing natural gas distribution facilities on the north side of East 160th Avenue, and on the corner of Quebec Street and 160th where there appears to be some crossing of facilities. **Should there be grading changes, PSCo Gas Engineering approval is required.** The contractor must call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction. Utmost care must be exercised around exposed facilities to help avoid extreme hazards. Use caution when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Requestor/Applicant.

The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register* so you can track your application) and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

Exhibit 5.1 Citizen

From: [Gina Robey](#)
To: [Chris LaRue](#)
Subject: Discovery Midstream proposed pipeline.
Date: Saturday, June 24, 2017 12:50:57 PM

My husband and I object to this pipeline project intersecting throughout our residential area.

Given the constant leaks and explosions in recent history and the fact that our waterlines are greatly at risk, we object and will plan to make every effort to block this project. We also question whether the pipeline and gas line are going to be safe distances and legally situated away from our residence.

We also want to know where the drill will be located and whether there will be service trucks travelling through our subdivision. The map you provided is difficult to understand.

Please let us know when we can attend the next hearing and how we can assess whether the project conforms to the law and how the project will impact our building site.

Gina and Richard Robey

CERTIFICATE OF POSTING



I, Christopher C. La Rue do hereby certify that I had the properties posted for

The Discovery Boardwalk Pipeline Project

on September 11, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Public Hearing Notification

Case Name:	Discovery Boardwalk Pipeline Project
Case Numbers:	RCU2017-00011, RCU2017-00017, & RCU2017-00019
Planning Commission Hearing Date:	09/28/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/17/2017 at 9:30 a.m.

September 5, 2017

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Request for a Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances.

This request is located at: multiple parcels

The Assessor's Parcel Numbers are: 0157107400001, 0157118200004, 0157121000016, 0157122000001, 0157122102035, 0157122103001, 0157122103003, 0157107300002, 0157107400001, 0157118200002, 0157118200004, 0157121000016, 0157311000009, 0157311400002, 0157311400006, 0157312000013, 0157312000026, 0157312300001, 0157104200003, 0157104300002, 0157107000001, 0157107000002, 0157107000014, 0157107000016, 0157107000023, 0157107400001, 0157108000001, 0157108000004, 0157108200002, 0157109202001

Applicant Information: Discovery Midstream
COREY G JORDAN
7859 WALNUT HILL LANE, STE 335
DALLAS, CO 75230

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Christopher C. LaRue
Senior Planner

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name:	BOARDWALK PIPELINE PROJECT Segment 3
Case Number:	RCU2017-00019

May 12, 2017

Adams County Planning Commission is requesting comments on the following request:

Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from Ward Petroleum's Ivey West Well Pad north to Weld County.

This request is located at: multiple parcels

The Assessor's Parcel Number are: 0157104200003, 0157104300002, 0157107000001,
0157107000002, 0157107000014, 0157107000016,
0157107000023, 0157107400001, 0157108000001,
0157108000004, 0157108200002, 0157109202001

Applicant Information: CORY JORDAN
7856 WALNUT HILL LANE, SUITE 335
DALLAS, TX 75230

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 06/05/2017 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org. Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue
Senior Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

**PROOF OF PUBLICATION
BRIGHTON STANDARD BLADE
ADAMS COUNTY
STATE OF COLORADO**

I, Beth Potter, do solemnly swear that I am the Publisher of the **Brighton Standard Blade** the same is a weekly newspaper printed and published in the County of Adams, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of Adams for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of **ONE consecutive insertion(s)** and that the first publication of said notice was in the issue of newspaper, dated **13th day of September 2017** the last on the **13th day of September 2017**



Publisher, Subscribed and sworn before me,
this **13th day of September, 2017**



Notary Public.

**DAVID S. ERRAMOUSPE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20154027149
MY COMMISSION EXPIRES 7/10/2019**

PUBLIC HEARING

**BOARDWALK PIPELINE
PROJECT - PHASE II**

**Case Numbers: RCU2017-00011,
RCU2017-00017, & RCU2017-
00019**

**Planning Commission Hearing
Date: 09/28/2017 at 6:00 p.m.**

**Board of County Commissioners
Hearing Date: 10/17/2017 at 9:30
a.m.**

Request: Request for a Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances.

Location: Multiple Parcels in Adams County

Parcel Numbers:
0157107400001, 0157118200004,
0157121000016, 0157122000001,
0157122102035, 0157122103001,
0157122103003, 0157107300002,
0157107400001, 0157118200002,
0157118200004, 0157121000016,
0157311000009, 0157311400002,
0157311400006, 0157312000013,
0157312000026, 0157312300001,
0157104200003, 0157104300002,
0157107000001, 0157107000002,
0157107000014, 0157107000016,
0157107000023, 0157107400001,
0157108000001, 0157108000004,
0157108200002, 0157109202001

Case Manager: Chris LaRue

Case Technician: Shayla Christenson

Applicant: Discovery Midstream
CORY JORDAN
7859 Walnut Hill Lane STE 335
DALLAS, TX 75230

Owner: Discovery Midstream
CORY JORDAN
7859 Walnut Hill Lane STE 335
DALLAS, TX 75230

Legal Description:
Legal Start, Mid, and End Points
within Adams County:

Beginning:
SECT,TWN,RNG:11-1-68 DESC:
S2 SE4 EXC RD AND EXC HIWAY
AND EXC PARC (2009000014855)
AND EXC PARC (2016000001353)
31/769A

Midpoint:SECT,TWN,RNG:7-1-67
DESC: E-470 REMNANT PARC
RE-223 RT DESC AS BEG AT THE
S4 OF SD SEC 7 TH N 002 27M
38S W 30 FT TH N 89D 55M 36S E
374/24 FT TO THE TRUE POB TH
N 54D 00M 00S W 840/59 FT TO A
PT OF CURVATURE TH NWLY ALG
THE ARC OF A CURV TO THE RT
WHOSE CENT BRS N 36D 00M 00S
E 2699/79 FT THRU A CENT ANG
OF 07D 25M 57S AN ARC LNTH
OF 350/23 FT WHOSE CHD BRS
N 50D 17M 01S W 349/98 FT TH
N 00D 28M 09S W 566/79 FT TH N
89D 53M 30S E 1151/68 FT TH S
00D 28M 09S E 1286/44 FT TH S
89D 55M 36S W 208/31 FT TO THE

**Exhibit 6.4
Publishing**

TRUE POB 26/4570A

Endings:
SUB:HAWK RIDGE SUBDIVISION
DESC: OUTLOT B

SECT,TWN,RNG:4-1-67 DESC: BEG
AT NE COR NW4 NW4 SEC 4 TH S
TO PT ON N/S C/L SD NW4 569/5
FT FROM POB TH SWLY 809/2 FT
TO A PT TH S 8D 40M E 488/2 FT
TH S 57D 04M E 390 FT TH S 64D
11M E 291 FT TH SELY 60 FT TO
PT ON W LN SE4 NW4 660 FT N OF
SW COR SD SE4 NW4 TH E AND //
WITH E/W C/L 830 FT TH SWLY 800
FT TO PT ON E/W C/L 385 FT E OF
SW COR SE4 NW4 TH W ON E/W
C/L 1713/9 FT TO SW COR NW4 TH
N ON W LN SD SEC TO NW COR
TH E 1328/5 FT TO BEG EXC RESV
AND EXC RD AND EXC PARC
(2016000024298) 59/939 ACRES

Length in Adams County: 10.23 miles

Parcel/Tract Count in Adams County:
30

Published in the Brighton Standard
Blade September 13, 2017

#170134

Property owner labels

160TH INVESTMENTS LLC
15187 MADISON ST
BRIGHTON CO 80602-7704

ANDERSON MATTHEW DOUGLAS AND
ANDERSON MEL LING
16110 POPLAR ST
BRIGHTON CO 80602-6080

165 HOWE LP
ATTN MEHRDAD MOAYEDI
1800 VALLEY VIEW LN STE 300
DALLAS TX 75234-8945

ANTHONY RODNEY A AND
ANTHONY VICKI A
16081 PONTIAC CT
BRIGHTON CO 80602-6077

ABOTE JOHN F TRUST AND
ABOTE SHANNON L TRUST
16131 POPLAR ST
BRIGHTON CO 80602-6081

ANTONIO RYAN D AND
ANTONIO CHRISTINE
7039 E 163RD AVE
BRIGHTON CO 80602-7698

ACKLIN MARIO A AND
ACKLIN MICHELE J
16144 ONEIDA CT
BRIGHTON CO 80602-7596

ARTER FRANK L AND
ARTER VICKI J
7075 E 162ND AVENUE
BRIGHTON CO 80602

ADAM SCOTT D AND
ADAM SHERYL J
16075 OLIVE ST
BRIGHTON CO 80602-6002

BACA JOSEPH L AND
BACA VICKI A
15920 ULSTER STREET
THORNTON CO 80602

ADAMS LARRY G AND
ADAMS NANCY C
15900 ULSTER ST
BRIGHTON CO 80602-7545

BAKER DAVID N AND
BAKER CATHERINE B
7064 E 162ND AVE
BRIGHTON CO 80602-7594

ALLEN RONNIE CLAYTON AND
ALLEN CAROLINE LOVANE
16040 IVANHOE ST
BRIGHTON CO 80602

BALDWIN CYNTHIA L AND
BALDWIN DAVID W
8204 E 159TH COURT
BRIGHTON CO 80602

ALLSOPP WILLIAM AND
ALLSOPP TRINA
16170 POPLAR ST
BRIGHTON CO 80602-6080

BARKER LAURENCE M/NELL A TRUSTEES OF THE
BARKER NELL A TRUST THE
15940 W 66TH PL
ARVADA CO 80007

ANAYA LUIS C AND
ANAYA WENDY L
6998 KIDDER DR
DENVER CO 80221-2840

BARSCH FRIEDRICH W AND
BARSCH RUTH
16140 KRAMERIA CT
BRIGHTON CO 80602-7973

ANDERSON LANE AND
ANDERSON SUSAN
16130 POPLAR ST
BRIGHTON CO 80602-6080

BARTON LILA B
15650 COLORADO BLVD
BRIGHTON CO 80602

Property owners

BEAL JEFFREY D AND
BEAL CHRISTINA M
16052 OLIVE ST
BRIGHTON CO 80602-7598

CHAPMAN LARY
15742 COLORADO BLVD
BRIGHTON CO 80602

BELL STAN W AND BELL BARBARA B
15880 JACKSON ST
BRIGHTON CO 80601

CHIOVITTI NICHOLAS AND
CHIOVITTI DEBORAH MAE
15555 MONACO ST
BRIGHTON CO 80602

BLEA RONNIE C AND
BLEA LAURIE M
13149 CLERMONT CT
THORNTON CO 80241-2290

CHIOVITTI NICHOLAS AND DEBORAH M
15555 MONACO ST
BRIGHTON CO 80602

BRIGHTON FARM LLC
15600 HOLLY ST
BRIGHTON CO 80602-7911

CLARK KENDALL W AND
CLARK VERA E
16123 KRAMERIA CT
BRIGHTON CO 80602-7973

BROW GARY T AND
BROW DOROTHY J
7137 E 162ND COURT
BRIGHTON CO 80602

CLARK ROBERT L JR AND
CLARK JOAN A
7154 E 162ND AVENUE
BRIGHTON CO 80602

BROWN DOUGLAS W AND
BROWN GWENDOLYN I
16021 PONTIAC CT
BRIGHTON CO 80602-6077

COBB MICHAEL J
7068 EAGLE SHADOW AVENUE
BRIGHTON CO 80602

BURNHAM BLAINE AND
SHAW JANA L
16070 VERBENA ST
BRIGHTON CO 80602-7554

COCHI JANEEN AND
COCHI ROBERT
16185 OLIVE ST
BRIGHTON CO 80602-7598

CARRIGAN DOUGLAS A AND
CARRIGAN CATHY L
16242 POPLAR ST
BRIGHTON CO 80602-6076

COLASANTO JOSEPH AND
COLASANTO TIANA K
16282 POPLAR ST
BRIGHTON CO 80602-6076

CASTILLO THEODORE W AND
CASTILLO KELLY
16164 ONEIDA CT
BRIGHTON CO 80602-7596

COLORADO AND E-470 LLC
PO BOX 247
EASTLAKE CO 80614-0247

CHACON RUBEN MICHAEL AND
CHACON CATHERINE SUE
16012 OLIVE ST
BRIGHTON CO 80602-6002

CONN DALE J AND
CONN JUDY L
16010 PONTIAC CT
BRIGHTON CO 80602-6082

COPPER HOMES LIMITED
12656 WATERSIDE LN
LONGMONT CO 80504-5252

EDRICH JOEL
16151 VERBENA ST
BRIGHTON CO 80602-7552

Property owners

COVINGTON CARL DEAN JR AND
COVINGTON CAROLAN
6935 EAGLE SHADOW AVE
BRIGHTON CO 80602

EDWARDS PAUL E AND
EDWARDS VERLYN J
7900 E 168TH AVE
BRIGHTON CO 80602-6608

COX PAMELA M AND
COX MICHAEL
104 MILLER AVE APT 107
BRIGHTON CO 80601

EGAN ARTHUR G AND
EGAN EDNA R
4695 E 160TH AVE
BRIGHTON CO 80602

CROWLE NELSON AND
VAN SANT CROWLE CAROLINE
16021 VERBENA ST
BRIGHTON CO 80602-7552

EGAN PHILLIP C AND EGAN CHRISTINE J
8420 E 160TH PL
BRIGHTON CO 80602-7557

CURRAN BILL STUART AND
CURRAN PAMELA BETH
16070 POPLAR ST
BRIGHTON CO 80602-6079

ELG DEVELOPMENT LLC
10450 E 159TH CT
BRIGHTON CO 80602

CVANCARA SHARON AND
CVANCARA EUGENE A
5973 E 161ST AVE
BRIGHTON CO 80602-7964

ELG INVESTORS LLC
10450 E 159TH CT
BRIGHTON CO 80602-7977

DE BERARD WILLIAM A AND
DE BERARD STEPHANIE S
7079 E 163RD AVE
BRIGHTON CO 80602

ELSHOF MICHAEL W AND
ELSHOF SARAH R
16002 OLIVE CT
BRIGHTON CO 80602-7599

DE FILIPPO MARISSA M
8164 E 159TH CT
THORNTON CO 80602-7532

ERMI CYNTHIA AND
ERMI MICHAEL
16081 VERBENA ST
BRIGHTON CO 80602-7552

DOLLINGER PAUL M AND DOLLINGER LAUREN C
DAHL LAWRENCE A AND DAHL JERRI E
16011 POPLAR ST
BRIGHTON CO 80602-6078

ERN LIMITED PARTNERSHIP ET AL
7100 W 44TH AVE # 201
WHEAT RIDGE CO 80033-4754

DRENNAN CHARLES AND
DRENNAN CHRISTEN
16125 OLIVE STREET
BRIGHTON CO 80602

ERN LIMITED PARTNERSHIP ET AL
7100 W 44TH AVE NO. 201
WHEAT RIDGE CO 80033-4754

Exhibit 6.5 RCU2017-00019
Property owners

FABRIZIO RANDALL AND
MENTZER JULIE E
16201 VERBENA STREET
BRIGHTON CO 80602

FRESHOUR WILLIAM R AND
FRESHOUR SALLY M
16182 OLIVE ST
BRIGHTON CO 80602-7598

FAILS KELLY R AND
FAILS SHANNON L
15935 ULSTER ST
BRIGHTON CO 80602-7546

FRETTER LOIS
14505 COUNTRY HILLS DR
BRIGHTON CO 80601-6705

FISCHER CYNDI AND
ROBERTS MIKE
15611 COLORADO BLVD
BRIGHTON CO 80602-7801

FREW JAMES THOMAS
16721 POPLAR CT
BRIGHTON CO 80602-6032

FISCHER CYNTHIA L AND
ROBERTS MICHAEL K
15611 COLORADO BLVD
BRIGHTON CO 80602-7801

FROTTE THOMAS S
16122 OLIVE ST
BRIGHTON CO 80602-7598

FISCHER CYNTHIA L AND
ROBERTS MICHAEL K
15611 COLORADO BLVD
BRIGHTON CO 80602

GANGER WILLIAM R JR
8446 EAST 163RD AVENUE
BRIGHTON CO 80602

FISK AARON M AND
JACKSON WYETH R
16051 PONTIAC COURT
BRIGHTON CO 80602

GARCIA DAVID D II AND
PADILLA CHRISTINE E
16102 OLIVE ST
BRIGHTON CO 80602-7598

FOLLMER GREGG A AND
FOLLMER JENNY M
8457 E 163RD AVE
BRIGHTON CO 80602-7564

GARRISON WILLIAM A
16221 POPLAR STREET
BRIGHTON CO 80602

FOR-SMITH JENNIFER W AND
SMITH TOBY W
16226 OLIVE WAY
BRIGHTON CO 80602

GAYESKI CAPITAL EQUITIES LLC
905 W 124TH AVE SUITE 200
WESTMINSTER CO 80234

FORLENZA RICHARD A AND
SMITH ROSWITHA
15516 QUINCE CIRCLE
THORNTON CO 80602

GIBSON JAMES D AND
GIBSON CHERYL A
8441 E 160TH PLACE
BRIGHTON CO 80602

FREDERICKSON SHAWN D AND
FREDERICKSON SARAH A
15820 ULSTER ST
BRIGHTON CO 80602-7543

GRABLIN MARK A AND GRABLIN CARLA PATRICI
TRUSTEES OF THE GRABLIN FAMILY TRUST
15800 JACKSON ST
BRIGHTON CO 80602-7795

Property owners

GRIFFITH DUSTIN A AND
GRIFFITH JESSICA R
16262 POPLAR ST
BRIGHTON CO 80602-6076

HENEGHAN ADELL K
8427 E 163RD AVE
BRIGHTON CO 80602-7564

HALBROOK TERRY L AND
HALBROOK KRISTEL
7084 E 162ND AVE
BRIGHTON CO 80602-7594

HERITAGE TODD CREEK METRO DISTRICT
C/O WHITE BEAR AND ANKELE
2154 E COMMONS AVE STE 2000
LITTLETON CO 80122-1880

HANGAR 160 LLC
8450 E CRESCENT PKWY STE 200
GREENWOOD VILLAGE CO 80111-2816

HOKR LEROY AND KAREN E
8184 E 159TH CT
BRIGHTON CO 80602

HANLON GEORGE R JR 1/3 INT/HOLLARD
ROGER G 1/3/HAMMERLE KENNETH J 1/3 INT
21436 E OTTAWA CIR
AURORA CO 80016-2658

HOLLY HOLDINGS LLC
PO BOX 247
EASTLAKE CO 80614-0247

HAPPS JOHN T REVOCABLE TRUST 1/2 INT AND
MEETZ ROBIN R REVOCABLE TRUST 1/2 INT
16165 IVANHOE ST
BRIGHTON CO 80602-7982

HTC GOLF ACQUISITIONS LLC
10450 E 159TH CT
BRIGHTON CO 80602

HARDING DEBRA J
5585 E 160TH AVE
BRIGHTON CO 80602

HUCK ROBERT A AND
HUCK KELLY R
1155 W 125TH DR
WESTMINSTER CO 80234-1766

HARRISON BEVERLY
3476 COUNTY ROAD KK.75
FOWLER CO 81039-9713

HUFFAKER LORI E AND
HUFFAKER ERIN
16231 VERBENA STREET
BRIGHTON CO 80602

HARWOOD STEPHEN R
15661 COLORADO BLVD
BRIGHTON CO 80602-7801

JARAMILLO JOSE J AND
CANCHOLA DELFINA
16025 IVANHOE ST
BRIGHTON CO 80602

HAVANA AND ILIFF LLC
18685 EAST PLAZA DR
PARKER CO 80134

JENSEN BRUCE A AND
JENSEN KARLA K
7188 E 163RD AVE
BRIGHTON CO 80602-7699

HAZEL TIMOTHY D AND
HAZEL JULIE ANN
16780 POPLAR CT
BRIGHTON CO 80602-6032

JOHNSON JAY PATRICK AND
JOHNSON ANGELA MARIE
16634 POPLAR CT
BRIGHTON CO 80602-6031

Property owners

JONES BRIAN D AND
JONES SHERYL A
16072 OLIVE ST
BRIGHTON CO 80602-7598

LEITZEL DAVID R AND
LEITZEL DANA M
7120 EAGLE SHADOW AVE
BRIGHTON CO 80602-6000

JORGENSEN ORDEAN L AND
JORGENSEN LAURIE L
6103 E 161ST AVE
BRIGHTON CO 80602

LEMAY BODEN J AND
LEMAY KATHY D
16740 POPLAR CT
BRIGHTON CO 80602-6032

KARL JUSTINE M AND
LOMBARDI GEORGE A
15880 COLORADO BLVD
BRIGHTON CO 80602-7806

LOBATO DENISE
8450 E 160TH PL
BRIGHTON CO 80602-7557

KEICHER JEFFREY M/MUNSON SUSAN M
50% INT AND SCHREYER HELEN B 50% INT
13677 CHERRY ST
THORNTON CO 80602

LOMBARDI BRIGHTON PROPERTIES LLC
15800 COLORADO BLVD
BRIGHTON CO 80602-7806

KELLEY ROGER L AND CARLA R
8155 E 159TH CT
BRIGHTON CO 80602

LOMBARDI GEORGE/DIANE LIVING TRUST THE
15840 COLORADO BLVD
BRIGHTON CO 80602-7806

KELLY ROBERT S AND
KELLY CAROL ANN
7187 E 162ND CT
BRIGHTON CO 80602-8069

LOOP MONICA A
16142 OLIVE ST
BRIGHTON CO 80602

KINGJOY 1 LLC
9200 E MINERAL AVE STE 365
CENTENNIAL CO 80112-3412

MARTINEZ DEBBIE L
7035 E 162ND AVENUE
BRIGHTON CO 80602

KIRKLAND JACK KY AND
KIRKLAND LINDA S
16266 OLIVE WAY
BRIGHTON CO 80602

MASCARENAS STEVEN L AND
GARCIA DEBBIE L
PO BOX 1323
EASTLAKE CO 80614

KONDORF PETER AND
KONDORF MICHELLE
6052 E 161ST AVE
BRIGHTON CO 80602-7964

MC DONALD WILLIAM G AND
MC DONALD DEANNA L
16055 IVANHOE ST
BRIGHTON CO 80602-7981

LACINA SHARON M AND
LACINA GREGORY H
16153 KRAMERIA CT
BRIGHTON CO 80602-7973

MC INTOSH CRAIG W AND
MC INTOSH BARBARA A
16792 POPLAR COURT
BRIGHTON CO 80602

Property owners

MC INTOSH THOMAS E
2500 FAIRPLAY WAY
AURORA CO 80011-2999

NOBITT MICHAEL J AND
NOBITT ANDI L
7254 EAGLE SHADOW AVE
BRIGHTON CO 80602-6000

MCCOLLUM SHANE M
16286 OLIVE WAY
BRIGHTON CO 80602

NORRIS KIMBERLY S
944 2500 AVE
ABILENE KS 67410-6002

MOHRLANG KATHERINE MARIE
8175 E 159TH CT
BRIGHTON CO 80602

NORTHERN HILLS CHRISTIAN CHURCH
5061 E 160TH AVE
BRIGHTON CO 80602

MOLLEVIK MICHAEL T AND
MOLLEVIK KELLY L
4993 E 111TH PL
DENVER CO 80233-3815

NYLANDER ERIK W AND
NYLANDER JENNIFER M
7095 E 162ND AVENUE
BRIGHTON CO 80602

MONROE JUDITH M
7149 E 163RD AVE
BRIGHTON CO 80602-7698

O AND G LAND HOLDINGS LLC
7501 VILLAGE SQUARE DR STE 205
CASTLE PINES CO 80108-3700

MORRISON LYNNETTE
2131 S COOK ST
DENVER CO 80210-4913

O NEILL LEONARD L AND
O NEILL SHEILA JO
15700 COLORADO BLVD
BRIGHTON CO 80602-7806

MOUNTAIN VIEW WATER USERS
ASSOCIATION
PO BOX 485
BRIGHTON CO 80601

PAPPAS MICHAEL J AND
PAPPAS MICHELLE A
16150 IVANHOE ST
BRIGHTON CO 80602-7982

MULLER CHRISTINE AND
MULLER SCOTT D
7030 E 166TH PL
BRIGHTON CO 80602-6023

PASCHEN RONALD L AND
PASCHEN CAROLYN F/WILLIAM P
16050 POPLAR ST
BRIGHTON CO 80602-6079

MYER SANDRA K AND
MYER JUSTIN E
16610 POPLAR CT
BRIGHTON CO 80602-6031

PAUL HOWARD R AND
PAUL CYNTHIA R C
16652 OLIVE ST
BRIGHTON CO 80602-6027

NIKOLENKO SERGEY
1781 W 64TH LN
DENVER CO 80221-2346

PECK RYAN E AND
PECK ROBIN L W DANNI
5901 E 160TH PLACE
BRIGHTON CO 80602

Property owners

PETERS OSCAR L AND
HILLMAN ELISE R
16206 OLIVE WAY
BRIGHTON CO 80602-6084

RANDOLPH ROBERT M AND
RANDOLPH TONJA S
15885 JACKSON ST
BRIGHTON CO 80602-7795

PETROCCO JOSEPH P AND
PETROCCO EWA
15970 JACKSON ST
BRIGHTON CO 80602-7795

REDMAN ROBERT L AND
REDMAN NANCY J
7025 E 166TH PLACE
BRIGHTON CO 80602

PLAMBECK BRIAN S
7176 E 162ND CT
BRIGHTON CO 80602-8069

REID ROBERT ALAN/JEANIE C
JOINT REVOCABLE TRUST THE
15845 JACKSON ST
BRIGHTON CO 80602-7795

POMPEY KAREN A AND
BRUNTZ RANDY G
16696 POPLAR CT
BRIGHTON CO 80602-6031

RH TODD CREEK LLC
200 W HAMPDEN AVE STE 201
ENGLEWOOD CO 80110-2407

PRICE MARSHA R AND
JUDD TAMMY R
16131 VERBENA STREET
BRIGHTON CO 80602

RHEINHEIMER JOHN H AND
RHEINHEIMER SONYA E
16625 POPLAR CT
BRIGHTON CO 80602

PRITZKAU MICHAEL AND
PRITZKAU XUE
16162 OLIVE ST
BRIGHTON CO 80602-7598

ROSALES JOSE AND
ROSALES NAOMI
16161 POPLAR ST
BRIGHTON CO 80602-6081

QUADOR HARLAN L SR
1008 S COLORADO AVE
CHEROKEE OK 73728-3554

SCHREINER DAVID L
7650 E 160TH AVE
BRIGHTON CO 80602-7536

QUEBEC LIMITED
C/O FINLEY AND CO
12000 WASHINGTON ST NO. 100
THORNTON CO 80241

SCHULZ TODD V AND
SCHULZ JULIE J
16654 POPLAR COURT
BRIGHTON CO 80602

QUILLEN SARAH A
15955 JACKSON STREET
BRIGHTON CO 80602

SELTZER ROBERT L FAMILY TRUST
33641 COUNTY ROAD 83
BRIGGSDALE CO 80611-7808

QUINN RICKIE J AND
QUINN LINDA K
8195 E 159TH COURT
BRIGHTON CO 80602

SHEPARD STACEY AND
SHEPARD CORINNE
16171 VERBENA ST
BRIGHTON CO 80602-7552

Property owners

SICHTING ZERRI J AND
SICHTING MELLISA C
16071 POPLAR STREET
BRIGHTON CO 80602

SUNSET VISTA ESTATES HOMEOWNERS ASSN
C/O SARA QUILLEN SECRETARY/TREASURER
15955 JACKSON ST
BRIGHTON CO 80602

SJOLIN CRAIG AND
SJOLIN CHRISTINA
7128 E 163RD AVE
BRIGHTON CO 80602-7698

SWANTKOSKI JAROD AND
SWANTKOSKI ANGELA
16080 IVANHOE ST
BRIGHTON CO 80602

SPURGEON LIVING TRUST
16032 OLIVE ST
BRIGHTON CO 80602-6002

TALON POINTE LAND LLC
1610 WYNKOOP ST STE 500
DENVER CO 80202-1158

STADLER RYAN L AND
STADLER SHEILA L
16272 POPLAR ST
BRIGHTON CO 80602-6076

THAN TAM
6033 E 161ST AVE
BRIGHTON CO 80602-7964

STANLEY RUPERT H AND
STANLEY DEBORAH L
16232 POPLAR ST
BRIGHTON CO 80602-6076

THOMAS JOSEPH JEFFREY AND
THOMAS KIM TERES
15930 JACKSON STREET
BRIGHTON CO 80602

STARK BRIAN AND
STARK SARAH
7126 E 162ND CT
BRIGHTON CO 80602-8065

THOMPSON STEVEN P AND
THOMPSON DEBORAH A
5853 E 161ST AVE
BRIGHTON CO 80602-7964

STIMMEL CHRISTOPHER J AND
MCGINNESS MELISSA R
6051 E 160TH PLACE
BRIGHTON CO 80602

TIESSEN DAN E AND
TIESSEN SHELLEY A
15513 QUINCE CIR
THORNTON CO 80602

STONEHOCKER WALTER AND
STONEHOCKER ROSEWITHA M
15600 HOLLY ST
BRIGHTON CO 80602-7911

TODD CREEK FARMS METRO DIST NO 1 WATER
C/O ZIONS FIRST NATIONAL BANK TRUSTEE
717 17TH ST STE 301
DENVER CO 80202-3310

STRATUS TALON VIEW LLC
8480 E ORCHARD RD STE 1100
GREENWOOD VILLAGE CO 80111-5015

TODD CREEK LINKS LLC
10450 E 159TH CT
THORNTON CO 80602-7977

STUMBAUGH BRYAN
7162 EAGLE SHADOW AVE
BRIGHTON CO 80602-6000

TODD CREEK VILLAGE
METROPOLITAN DISTRICT
10450 E 159TH CT
BRIGHTON CO 80602-7977

TODD CREEK VILLAGE METROPOLITAN
DISTRICT
10450 E 159TH CT
BRIGHTON CO 80602-7977

WEINS JOHN AND
WEINS LINDA
312 MESA ST
BRIGHTON CO 80601-4178

TODD CREEK VILLAGE PARK
AND RECREATION DISTRICT
1700 N LINCOLN ST STE 2000
DENVER CO 80203-4554

WELLS SHAWN R AND
WELLS RACHEL L
8423 E 161ST AVE
BRIGHTON CO 80602

TODD CREEK VILLAGE PARK AND
RECREATION DISTRICT
1700 N LINCOLN ST STE 2000
DENVER CO 80203-4554

WEST ORREN JR AND
WEST KRISTINE
7208 EAGLE SHADOW AVE
BRIGHTON CO 80602-6000

TODD CREEK VILLAGE PARK AND RECREATION
DIST C/O MURRAY DAHL KUECHENMEISTER AND
1700 LINCOLN ST STE 3800
DENVER CO 80203-4538

WILLOW BEND INC
PO BOX 1024
NIWOT CO 80544-1024

TORRES FRANK C
7010 EAGLE SHADOW AVE
BRIGHTON CO 80602-6000

WINE LEWIS L AND
WINE HEATHER C
5862 E 161ST AVE
BRIGHTON CO 80602

WALTER ERIC C AND
WALTER KATHERINE A
16135 IVANHOE ST
BRIGHTON CO 80602-7982

WINSLOW RICHARD S AND
WINSLOW MICHELE R
16015 OLIVE ST
BRIGHTON CO 80602-6002

WANDZEK MICHAEL C AND
WANDZEK SATHYA F
16292 POPLAR ST
BRIGHTON CO 80602-6076

WINTERS LAURIE A
15651 MONACO ST
BRIGHTON CO 80602

WARE MATTHEW J AND
WARE ERICA A
15865 JACKSON ST
BRIGHTON CO 80602-7795

WISOTZKEY RICHARD J AND
GREFRATH LISA H
16045 OLIVE ST
BRIGHTON CO 80602

WARRINGTON RICHARD R
8201 E 160TH AVENUE
BRIGHTON CO 80602

WURSTER JAMES
16160 VERBENA ST
BRIGHTON CO 80602-7555

WATERMAN FREDERICK SCOTT AND
WATERMAN KRISTY LEE LYNE
16246 OLIVE WAY
BRIGHTON CO 80602

ZANGANEH ALI
16095 OLIVE ST
BRIGHTON CO 80602-6002

ZHANG SONG AND XU YILI
16773 POPLAR CT
BRIGHTON CO 80602

Exhibit 6.5 RCU2017-00019 Property
owners



Referral Listing
Case Number RCU2017-00019 BOARDWALK
PIPELINE PROJECT

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
BRIGHTON FIRE DISTRICT	WHITNEY MEANS 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 wmeans@brightonfire.org
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 18551 E. 160TH AVE. BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.org
CDPHE - AIR QUALITY	Paul Lee 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 paul.lee@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us

Agency	Contact Information	Referral Labels
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 brandyn.wiedrich@centurylink.com	720-245-0029
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0	
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.	
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266	
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org	
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us	
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us	
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us	
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com	
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884	

Agency	Contact Information	Referral Labels
EAGLE SHADOW METROPOLITAN DIST. #1	JIM WORTHY P.O. BOX 490 BRIGHTON CO 80601 303-637-0344	
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787	
Engineering Division	Transportation Department PWE 6875	
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841	
GERMAN DITCH CO. & RESERVOIR	JOHN HOWARD 8679 WCR 4 BRIGHTON CO 80603 (303) 659-0798	
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US	
NORTH METRO FIRE DISTRICT	Steve Gosselin 101 Lamar Street Broomfield CO 80020 (303) 452-9910 sgosselin@northmetrofire.org	
NS - Code Compliance	Augusta Allen 720.523.6206	
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org	
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com	
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org	
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org	

Agency	Contact Information	Referral Labels
SIGNAL DITCH	LAW OFFICES OF BRICE STEELE 25 S 4TH AVENUE BRIGHTON CO 80601 (303) 659-3171	
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net	
Todd Creek Village Metropolitan District	Roger Hollard 10450 E. 159th Ct. BRIGHTON CO 80602 303-637-0344 roger@equinoxland.com	
UNION PACIFIC RAILROAD	Jason Mashek 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-8552 jemashek@up.com	
UNION PACIFIC RAILROAD	CHERYL SCHOW PO BOX 398 PAXTON NE 69155 308-239-2427 caschow@up.com	
United Power, Inc	Marisa Dale PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1387 mdale@UnitedPower.com	720-334-5282
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com	

Boardwalk Pipeline
Project Case No.
RCU2017-00019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into by and between the COUNTY OF ADAMS, a political subdivision of the State of Colorado, hereinafter called "**County**," and DISCOVERY DJ SERVICES, LLC, a Texas limited liability company, 7859 Walnut Hill Lane, Suite 335, Dallas, TX 75230, hereinafter called "**Developer**."

WITNESSETH:

WHEREAS, Developer desires to construct approximately 4.28-miles of underground crude oil steel pipeline plus 4.28-miles of underground natural gas steel pipeline plus 4.28-miles of underground 12-inch High Density Polyethylene ("HDPE") pipeline and appurtenances in Adams County, Colorado, as more particularly described in that certain Conditional Use Permit Application dated May 1, 2017 to transport crude oil, natural gas, and produced water ("the **Project**"); and

WHEREAS, the Project will provide transportation of crude oil, natural gas and produced water; increase efficiency of delivering products to market; and reduce impacts to local roads by reducing truck traffic in furtherance of the goals of the Adams County Comprehensive Plan; and

WHEREAS, on May 1, 2017, Developer submitted an application for a Conditional Use Permit ("CUP") to Adams County in accordance with the requirements outlined in Chapter 2 of the Adams County Development Standards and Regulations ("the Regulations"), the Conditional Use Permit Checklist, and requested submittal criteria from the Adams County Areas and Activities of State Interest ("AASI") Checklist; and

WHEREAS, Developer will acquire, if it has not already done so, all necessary right-of-way easements and temporary construction easements to utilize certain real property in the County of Adams, State of Colorado; and

WHEREAS, the County has designated its future road expansion plans in the Adams County Transportation Plan adopted December 2012 ("**Transportation Plan**"); and

WHEREAS, it is provided by Sections 1-02-01-02-08 and 1-08 of the Regulations that where designated, the Developer shall have entered into a written agreement with the County addressing Developer's and the County's obligations with regard to the Project as a condition of approval for the CUP; and

WHEREAS, the County and the Developer have planned and designed the Project so it will not prohibit future development, and so that it will not add cost to the County's future infrastructure plans to support development.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

I. DEVELOPER'S OBLIGATIONS:

1. Pre-Construction Activities. Prior to site disturbance and commencing construction in the County, Developer shall:
 - A. Submit construction plans to the Adams County One Stop Permit Counter and apply for the appropriate construction permits.
 - B. In the event that any portion of the project is located within the MS4 permit boundary of unincorporated Adams County and greater than 1 acre of disturbance, a Stormwater Management Plan ("SWMP") will need to be prepared according to County standards. Moreover, surety will be required for Best Management Practices ("BMP") located within the MS4 boundary. Stormwater BMPs will be implemented for the construction phase to capture and treat all onsite stormwater runoff in accordance with the requirements for the SWMP.
 - C. Prepare a Traffic Control Plan for the portion of the project within Unincorporated Adams County and obtain written approval of the Plan from the Adams County Public Works Department prior to the commencement of construction. The Traffic Control Plan shall detail any impacts to the applicable right-of-way during the construction of the Project, including but not limited to, lane closures, access to construction staging sites, hours of operation, etc. The Traffic Control Plan shall be prepared in a way to minimize impacts to adjacent property owners during the construction period. The Developer shall be responsible to implement any necessary corrections to the Traffic Control Plan.
 - D. Submit the Facilities Response Plan to the County.
 - E. Secure all applicable local, state and federal permits for the Project and submit copies of these permits to the County.
 - F. Secure Adams County Right-Of-Way permits prior to constructing crossings.
 - G. Submit copies of all executed easements for the Project to the County.
 - H. Contact and use commercially reasonable efforts to work with Xcel Energy / Public Service Company of Colorado regarding any possible encroachment the Project may have on PSCo's overhead powerlines or related facilities.
 - I. Acknowledge and continue to work with the Urban Drainage and Flood Control District, pursuant to their letter dated June 5, 2017.
2. Construction Activities. During construction, the Developer shall:
 - A. Construct the project in accordance with the approved construction plans. The Developer shall submit a certification letter from a Professional Engineer within 45 days of construction completion certifying that the Project was constructed in accordance with the approved plans.
 - B. Manage stormwater in accordance with a SWMP prepared under the Colorado Department of Public Health and Environment ("CDPHE") Colorado Discharge Permitting System ("CDPS") Permit and in accordance with the Clean Water Act National Pollution Discharge Elimination System ("NPDES") regulations and

Adams County's Grading Erosion and Sediment Control standards. Stormwater BMPs will be implemented for the construction phase to capture and treat all onsite stormwater runoff in accordance with the requirements for the SWMP.

- C. Operate at the Project site only from dawn to dusk during construction, Monday through Saturday, except for inclement weather and during hydrostatic testing, horizontal directional drilling ("HDD"), and emergency situations that would cause the Developer to be out of compliance with any applicable local, state, or federal permit. The Adams County Director of Community and Economic Development may extend the hours and days of operation if Developer makes a request in writing and demonstrates sufficient need.
- D. Implement the approved Traffic Control Plan(s).
- E. Comply with guidelines of Section 106 of the National Historic Preservation Act of 1966 in locations that have been identified as federally regulated within Adams County. Comply with State of Colorado Historical, Paleontological, and Archeological Resources Act of 1973 (C.R.S. 24-80-401 to 410) on all identified state lands within Adams County. All best management practices and avoidance measures proposed within the submitted CUP on lands that are state and federally regulated by the above listed laws will be enforced.
- F. Comply with C.R.S. 42-4-1407, covering loads for all hauling/construction trucks.
- G. Be responsible for the cleanliness and safety of all roadways adjacent to the Project in the event that there are any issues related to the Project during construction. If at any time these roadways are found to be dangerous or not passable due to debris or mud caused by Project activities, the County shall require Developer to cease Project operations immediately and clear the roadway of any and all debris or mud. The Project shall not resume until the County, in its sole discretion, deems the roadway conditions acceptable. If the Developer fails to keep the adjacent roadways clean and free from debris, the Adams County Public Works Department has the option to perform the required clean up and bill the charges directly to the Developer.

The Developer shall be responsible for repairing County infrastructure that is damaged as a result of the construction from the Project. Repairs shall occur as soon as possible, but no later than six (6) months following construction completion, unless an extension is granted by the County for extenuating circumstances. The Developer may submit evidence of the condition of the County's right-of-way at the start and completion of construction in order to demonstrate the pre-construction condition and the post-construction condition of the roadways.

- H. Remove and dispose of all fluid spills, such as hydraulic oil from maintenance of equipment, at a facility permitted for such disposal.
- I. Convey all complaints Developer receives concerning off-site impacts and the resolution of those complaints to the Adams County Department of Community and Economic Development. Off-site impacts shall be responded to and resolved immediately by the Developer. Adams County Community and Economic Development will be the final decision maker regarding the resolution of noise

complaints or any other off-site impacts, provided that Developer is provided notice and an opportunity to be heard. Excessive complaints that are not resolved to the satisfaction of the County may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.

- J. Ensure that all construction vehicles have a backup alarm that complies with OSHA requirements, 29 CFR 1926.601(b)(4) and 1926.602(a)(9), and/or other remedies (such as flagmen) to minimize noise as approved by the County.
- K. If fuel will be stored on the subject properties or within the County's right-of-way: All fuel storage at this site shall be provided with secondary containment that complies with state law and any appropriate regulatory standards; fueling areas shall be separated from the rest of the site's surface area, and protected from storm water; and Developer shall provide a spill prevention plan and release prevention plan for fuel storage and fueling operations. Spill and drip containment pans shall be emptied frequently and all spills shall be cleaned up and disposed of immediately at a facility permitted for such disposal.

Developer shall notify the County prior to commencing any snow removal operations within the County's right-of-way. The Developer shall be responsible for any damages to the right-of-way caused by these activities and shall repair damages at their expense within 60 days of receiving notice from the County.

- L. Comply with all applicable local, state and federal requirements during the course of the Project.

3. Design Requirements.

- A. The Project will be designed to meet or exceed the minimum Federal Safety Standards contained in 49 CFR 195 or 49 CFR 192, as applicable, and national engineering design codes for pipelines set forth by the American Society of Mechanical Engineers.
- B. Pipeline burial depths will meet or exceed federal, state, and applicable engineering standards. The pipelines will be buried with a minimum of 48 inches of cover where practical, and in locations where such burial depth is not achievable due to strategic locations such as road crossings, additional mechanical protection will be provided, such as increased pipe wall thickness, as approved by the County and referenced within this Agreement.

The location of the Boardwalk Pipeline is semi-rural and County transportation and drainage projects are not anticipated in this area. If a project occurs in the area of the approved pipeline alignment, the Developer agrees to avoid any regional drainage improvements, to the extent possible. The County agrees to make all reasonable attempts to avoid the pipeline during the design and construction of future drainage facilities. In the event that a future regional drainage improvement project requires the relocation of the pipeline, the Developer agrees to relocate the pipeline at its sole expense and Adams County shall give Developer 30 calendar days advance written notice for it to commence such relocation if it determines that the pipeline needs to be re-located.

- C. Any construction of structures will be designed to meet the 2012 International Fire Code and amendments.
- D. Ensure pipelines are located in easements on private property and County road crossings shall be as near as possible to right angles. This effective placement of the pipeline allows buildings to be constructed in the future keeping with required structure setbacks per Transportation Plan.

4. Operational Requirements.

- A. The Project will be operated to Federal Safety Standards contained in 49 CFR 195 or 49 CFR 192, as applicable, as well as the Developer's operating standards and practices and maintenance procedures as referenced within the Developer's CUP application materials submitted to the County for the Project.
- B. Each steel pipeline will have a corrosion prevention system as detailed within the Developer's CUP application materials submitted to the County for the Project.
- C. The Project will have a multi-faceted integrity management program, as required under federal pipeline safety standards (49 CFR 195 and ASME B31.4 or 49 CFR 192 and ASME B31.8). The Project will be operated in accordance with all applicable local, state and federal codes, laws and regulations, including but not limited to the Colorado Department of Transportation ("CDOT") and CDPHE.

5. Post-Construction and Maintenance Requirements.

- A. Developer agrees to restore any disturbed County-owned lands in compliance with the requirements of applicable easement agreements as soon as possible but no later than December 31, 2017. In the event that reseedling is unsuccessful in the first growing season, the Developer agrees to comply with the terms of the easement agreements to restore the land during the subsequent growing season. The County may grant an extension for good cause, in writing, in the event of unforeseen circumstances.
- B. Developer agrees to restore any disturbed private property in accordance with the applicable easement agreements as soon as possible but no later than December 31, 2017. In the event that reseedling is unsuccessful in the first growing season, the Developer agrees to comply with the terms of the easement agreements to restore the land during the subsequent growing season. The County may grant an extension for good cause, in writing, in the event of unforeseen circumstances.
- C. Construction plans submitted by the Developer to the County for the Project show the pipeline located completely outside of the future right-of-way as depicted in the Adams County 2012 Transportation Plan. In the event that the pipeline is not constructed in accordance with the construction plans approved by the County and there becomes a conflict with a future roadway expansion project, as the project is contemplated under the Transportation Plan, the Developer agrees to relocate the pipeline at its own expense.
- D. The Developer also agrees that the approval of encroachment agreement requests

for parking lots and driveways on private property shall not be unreasonably or arbitrarily withheld, in accordance with the terms of the easement agreements for the Project.

- E. Developer agrees that it will not disrupt or damage the functionality of any existing drainage facilities.
 - F. Developer agrees to submit "as built" construction drawings to the Adams County Assessor's Office within 120 days of construction completion in accordance with the procedures established by the County.
 - G. Developer agrees to submit emergency contact information, emergency response plans, and final maps of the Project, including all associated valves and pipeline components, to the local fire districts encompassing the Project and to the Adams County Office of Emergency Management before commencing operation of the pipeline. The Developer shall comply with all other requests for information from the Adams County Office of Emergency Management in accordance with local, state, and federal law.
 - H. Maintenance of the Project will follow guidelines set forth in the Developer's operations and maintenance procedures (referenced in Section 4C of this Agreement), which meet or exceed regulatory requirements. Maintenance activities associated with the line and permanent easement include, but are not limited to, the following:
 - Implementation of a damage prevention program including observation of any construction activities by others on or near the permanent easement;
 - Implementation of a public education program;
 - Installation and maintenance of pipeline markers;
 - Inspection and maintenance of corrosion control systems;
 - Inspection of block valves;
 - Inspection of crossings by other pipelines, highways, utilities;
 - Inspection and maintenance of safety, control, mechanical, and electrical equipment;
 - Maintenance of communication equipment; and
 - Calibration of all instruments to comply with USDOT regulations.
6. Development Impact Fees. There are no development fees associated with this Project.
7. Encroachment Upon Future Right-of-Way. In any segment of the Project that is parallel to an Adams County right-of-way, the pipeline shall be constructed a minimum of five (5) feet from the edge of the maximum future right-of-way width, as designated in the Adams County 2012 Transportation Plan.

As development of the Transportation Plan is implemented and if the location and existence of Developer's permanent easement precludes such development, Developer's

overlapping easement rights shall be subordinated (subject to the then-existing rights of the parties, laws and regulations) to accommodate Adams County's development.

8. Acceptance and Maintenance of Public Improvements. Developer is not required to make any public improvements or make any public dedications in connection with the Project.
9. Guarantee of Compliance. Developer hereby agrees that should it fail to comply with the terms of this Agreement, the County is entitled to obtain from the Colorado State District Court for the Seventeenth Judicial District a mandatory injunction requiring said Developer to comply with the terms of this Agreement. Prior to the County seeking such an injunction, Developer will be provided the opportunity to cure any default in accordance with the terms set forth herein. Developer further agrees that failing to comply with the requirements set forth in this Agreement may be justification for a Show Cause Hearing where the CUP Permit may be revoked.
10. Financial Security. The County has determined that there is no need for a guarantee of financial security with regard to this Project.
11. Successors and Assigns. This Agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property.

II. COUNTY'S OBLIGATIONS:

Except as expressly set forth herein, the County shall have no obligations associated with this Agreement.

III. GENERAL PROVISIONS:

1. No Third Party Beneficiaries. This Agreement is intended to describe and determine such rights and responsibilities only as between the parties hereto. It is not intended to and shall not be deemed to confer rights or responsibilities to any person or entities not named hereto.
2. Notices. Any and all notices, demands or other communications desired or required to be given under any provision of this Agreement shall be given in writing and delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid or by email addressed as follows:

To Developer:

Discovery DJ Services, LLC
7859 Walnut Hill Lane, Suite 335
Dallas, TX 75230

To Adams County:

Director, Adams County Community and Economic Development
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Email: nwright@adcogov.org

With a copy to:

Adams County Attorney
4430 South Adams County Parkway
5th Floor, Suite C5000B Brighton, CO 80601

3. Amendments.

Should any changes to the Conditional Use Permit be proposed before, during or after completion of the Project, the Developer shall submit the details of those changes to the Adams County Community and Economic Development Director for a determination as to whether those changes constitute a Major or Minor Amendment in accordance with the Regulations.

This Agreement may only be modified, amended, changed or terminated in whole or in part by an agreement in writing duly authorized and executed by the parties hereto with the same formality, and subject to the same statutory and regulatory requirement, as this Agreement.

4. Controlling Law. This Agreement and its application shall be construed in accordance with the laws of the State of Colorado.

5. Default. If either party is in default under this Agreement, the non-defaulting party shall provide written notice of said default to the defaulting party to the address provided in Section 2 immediately above. The defaulting party shall have 30 days to cure the default, unless an extension is granted in writing by the non-defaulting party for good cause. The non-defaulting party may seek all remedies available pursuant to the Agreement and under the law.

6. Costs and Fees. In the event of any litigation arising out of this Agreement, the parties agree that each will pay its own costs and fees.

[Signature Pages Follow]

Developer

DISCOVERY DJ SERVICES, LLC, a Texas limited liability company.

By: Zion Engineering LLC, its Engineering Consultant

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss.

The foregoing instrument was acknowledged before me this ____ day of _____ 2017,
by _____ as _____ of the Engineering
Consultant and authorized representative for Discovery DJ Services, LLC.

Witness my hand and official seal.

Notary Public, State of _____

My Commission Expires: _____
My Commission Number: _____
(Seal)

APPROVED BY resolution at the meeting of _____, 2017.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk to the Board

Chair