

Jamaso Pipeline

RCU2018-00032

August 6, 2019

Board of County Commissioners Public Hearing

Community and Economic Development Department

Case Manager: Greg Barnes



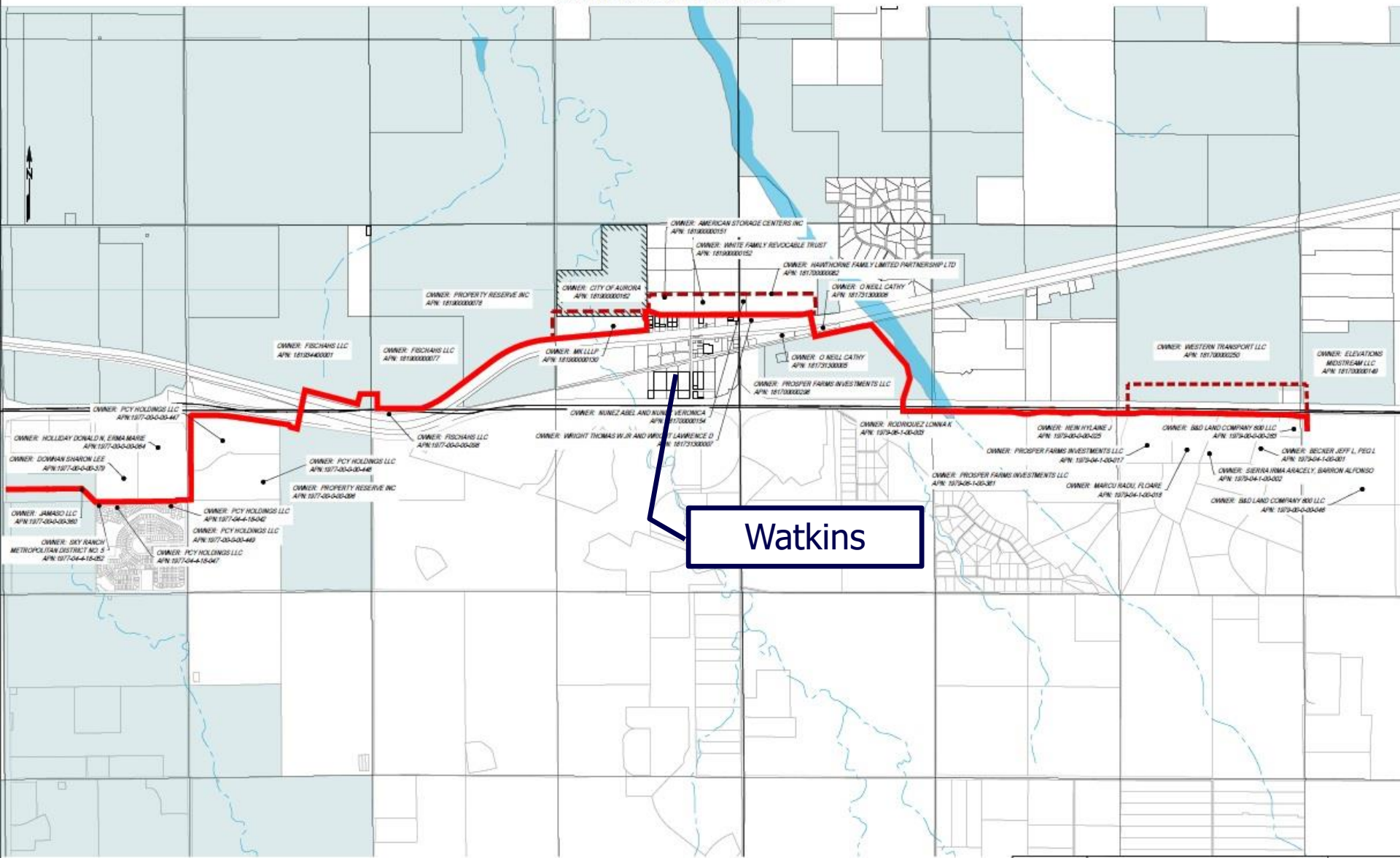
Requests

- A conditional use permit to allow portions of the following pipelines:
 - 24" natural gas
 - 24" crude oil
 - 24" wastewater
 - 24" fresh water
 - 6" electrical power line
- Development Agreement

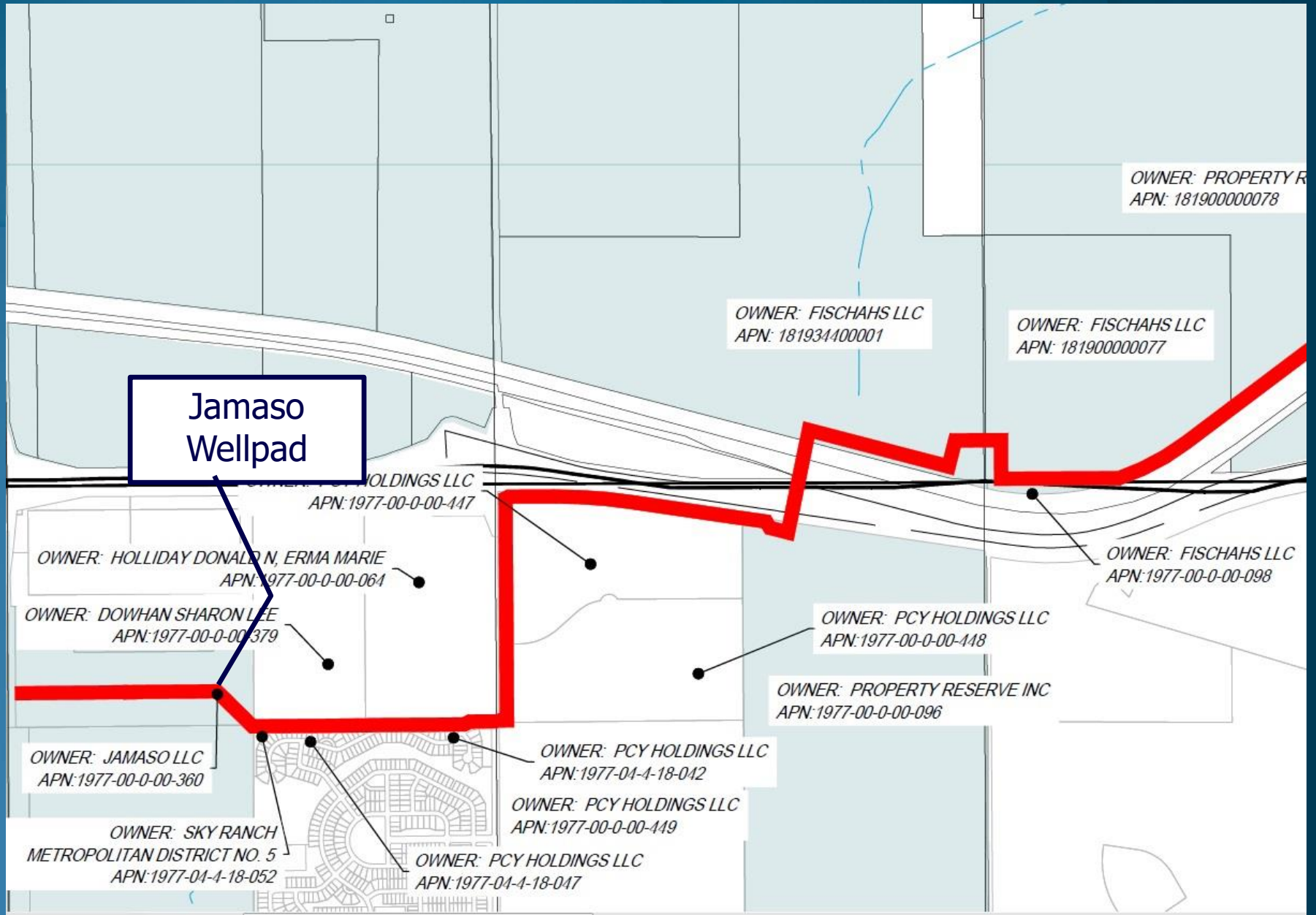
Background

- Increase in oil and gas production throughout State
- Lack of infrastructure (pipelines) to support new wellpads
- Existing infrastructure nearing or at capacity
- Pipelines reduce truck transportation from wellpads to refineries

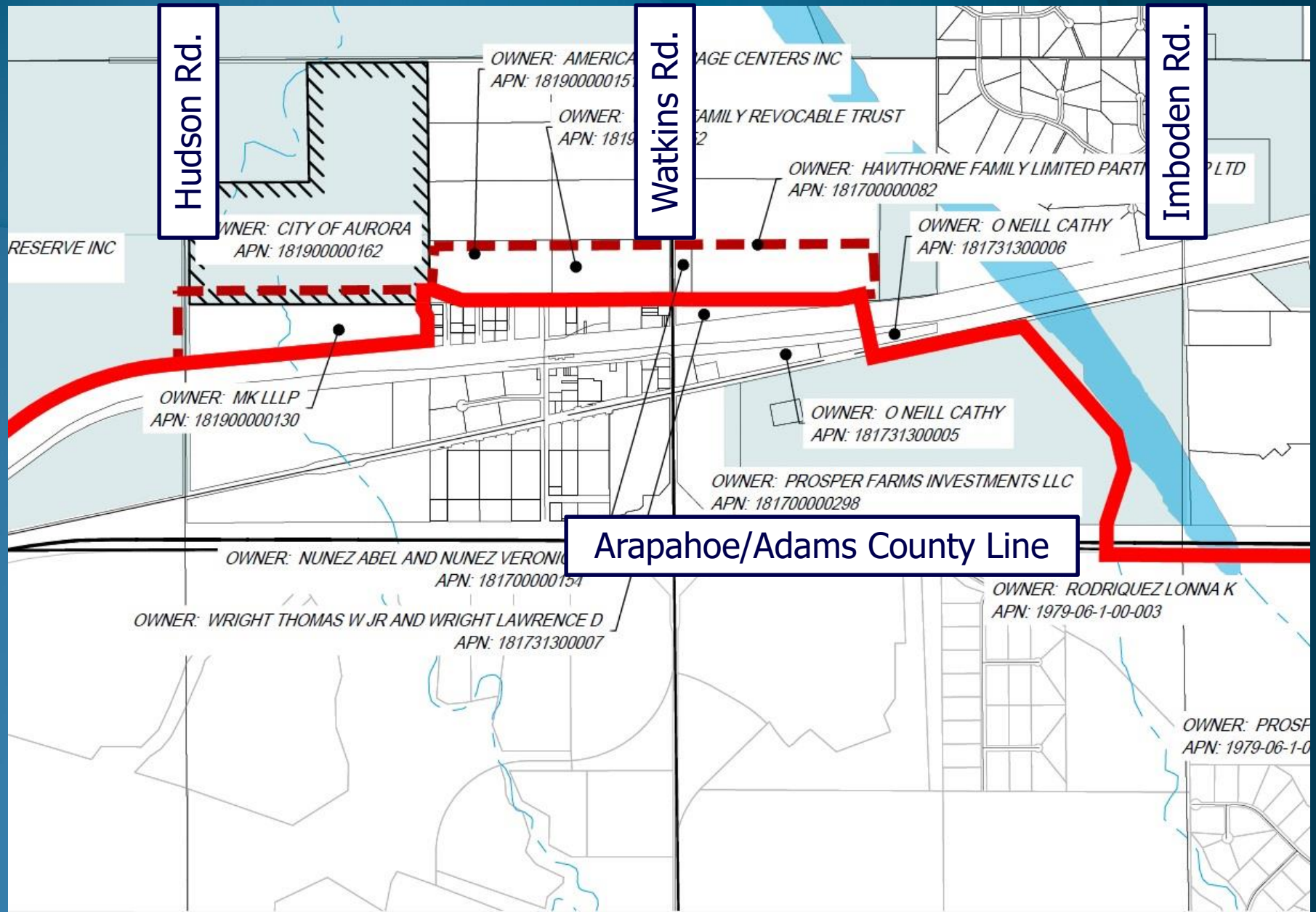
DISCOVERY DJ SERVICES, LLC
JAMASO GAS PIPELINE PROJECT



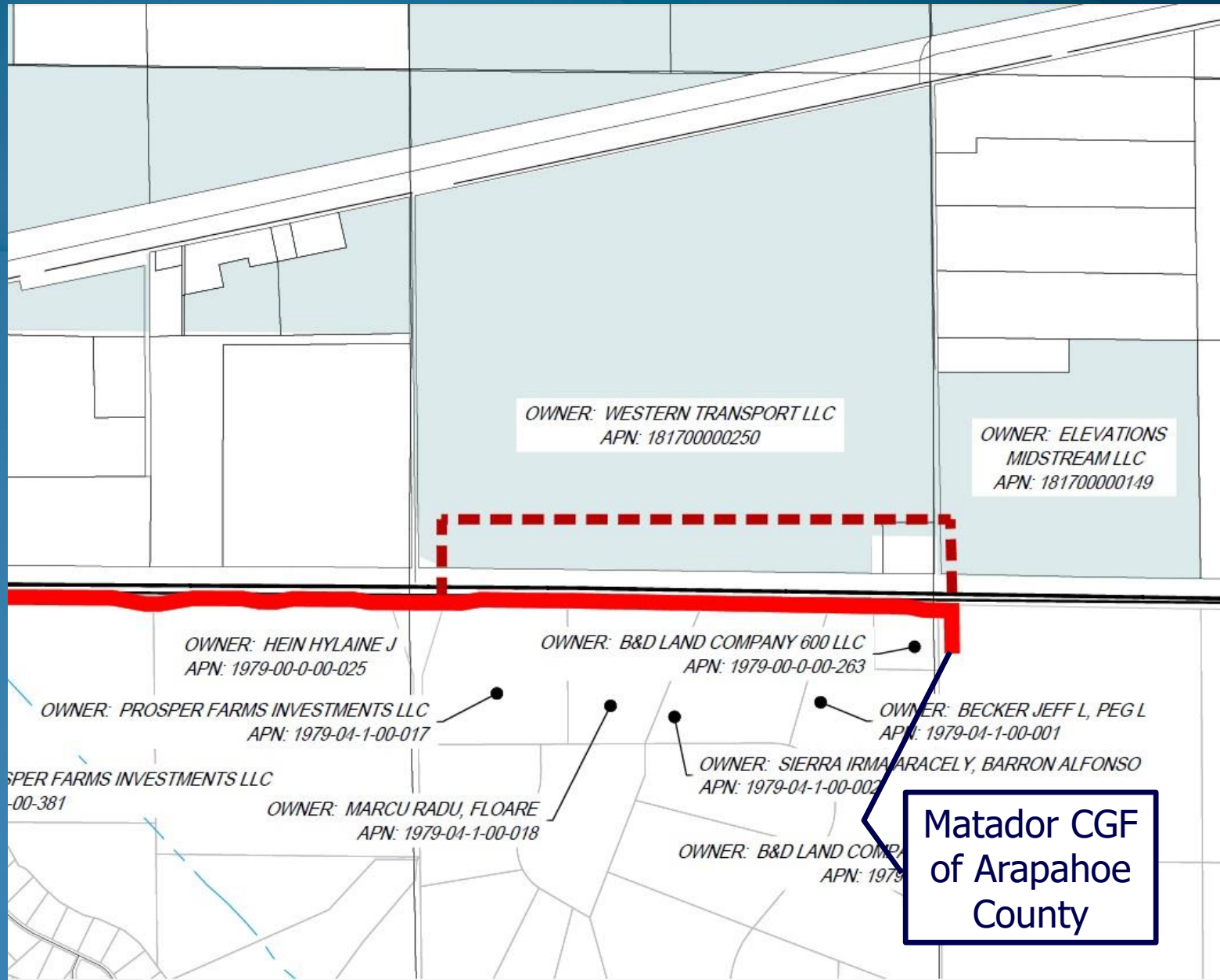
Pipeline Route



Pipeline Route



Pipeline Route



Criteria for Conditional Use

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

Areas and Activities of State Interest

Section 6-07-02

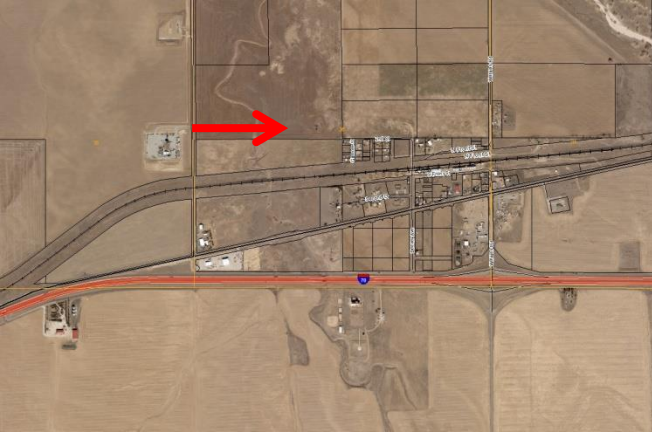
- The project, including at least 3 alternatives
- Property rights, permits, and other approvals
- Financial feasibility of the project
- Land use
- Recreational opportunities
- Environmental impact analysis

Development Agreement

- Pre-Construction:
 - Submit plans for review and approval
 - Stormwater BMPs
 - Traffic control plans
- Construction:
 - 6 AM to 6 PM Monday through Saturday
 - Responsible for roadway cleanliness adjacent to project
 - Comply with Tri-County recommendations
- Post-Construction:
 - Restore any disturbed lands
 - Submit “as-built” plans within 120 days
 - Submit emergency response plan

Other Information

- Easement Width:
 - 30' Temporary
 - 50' Permanent
- Pipeline Depth:
 - Varies from 3-10'
- Unincorporated Adams County Right-of-Way Crossings:
 - Only Watkins Road





Referral Comments

- Comments:
 - CDOT: permit for construction in state-maintained rights-of-way
 - Tri-County: identify all wells and septic areas
 - Xcel: transmission lines
- No concerns:
 - Union Pacific Railroad
- Property Owners and Residents within 1,000 ft:

Notifications Sent	Comments Received
60	0

Summary of Analysis

- Harmonious & compatible
- Addressed all off-site impacts
- Site suitable for use
- Not detrimental to health, safety, welfare
- Best alternative to minimize impacts
- Minimal noise, odor, dust, traffic

Planning Commission Update

Public Hearing: July 11, 2019

No members of the public testified

Recommendation

RCU2018-00032 Jamaso Pipeline

Approval based on 33 Findings-of- Fact and 1 condition.

Recommended Condition

1. The applicant shall comply with all terms and conditions of the Development Agreement between Rocky Mountain Midstream, LLC and Adams County.