

Pioneer Produced Water Pipeline Project

RCU2020-00004

September 1, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Requests

- Conditional Use Permit to construct a new pipeline system conveying produced water
- Development Agreement that covers pre-construction requirements, construction and operational standards, and maintenance.

Background

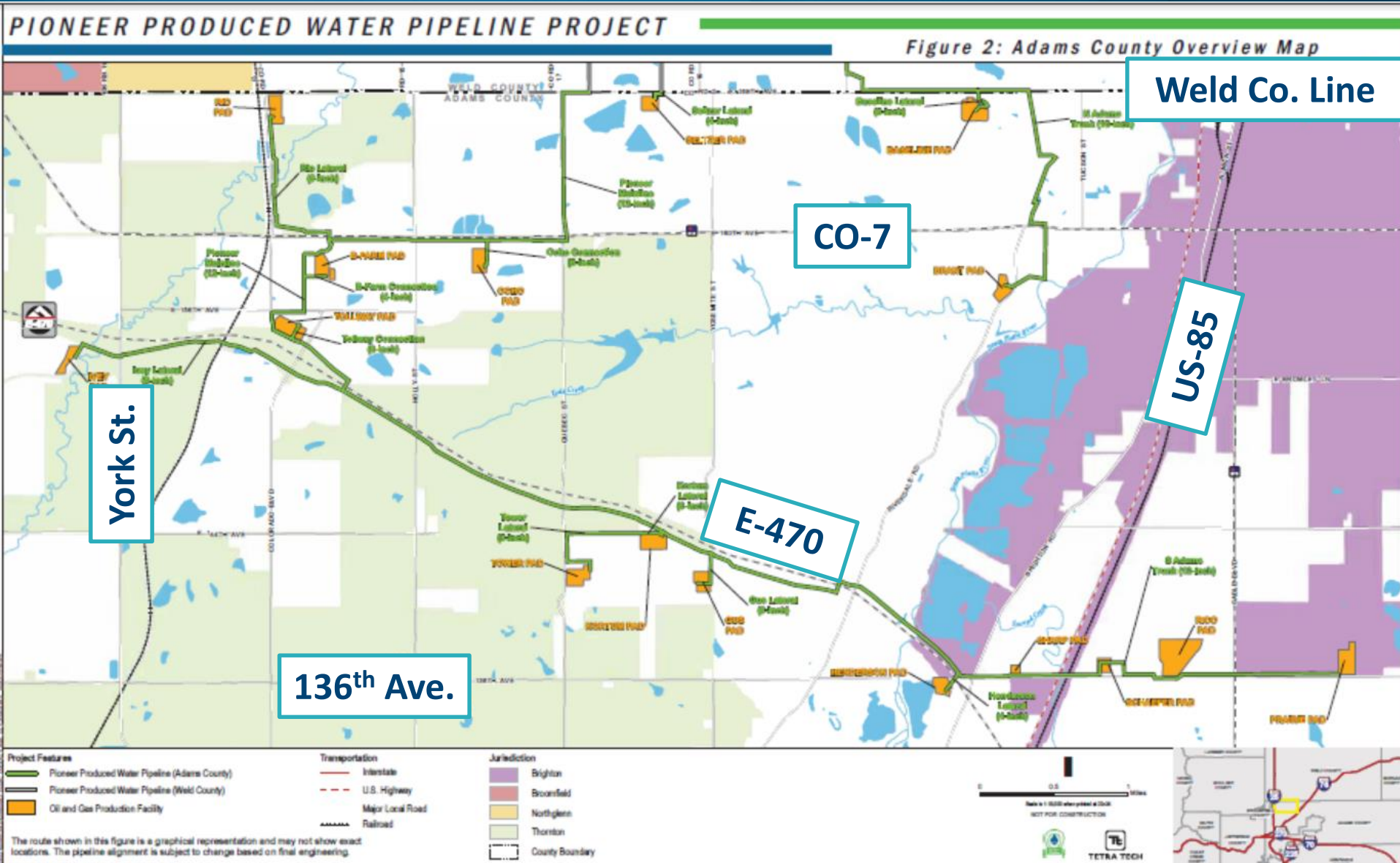
- Can connect to 16 regional well pads
- Transports Produced Water
- Destination: Expedition Water Solutions #6 Wastewater Injection and Disposal facility in Weld County
- Pipeline Length:
 - Overall : 48.5 miles
 - Adams County: 19 miles
 - Unincorporated: 12 miles (42 properties)
 - Brighton/Thornton: 7 miles
- 4-12 inches in diameter
- Reduction of an estimated 5,000,000 truck miles and over 50,000 truckloads per year on local roads

Background

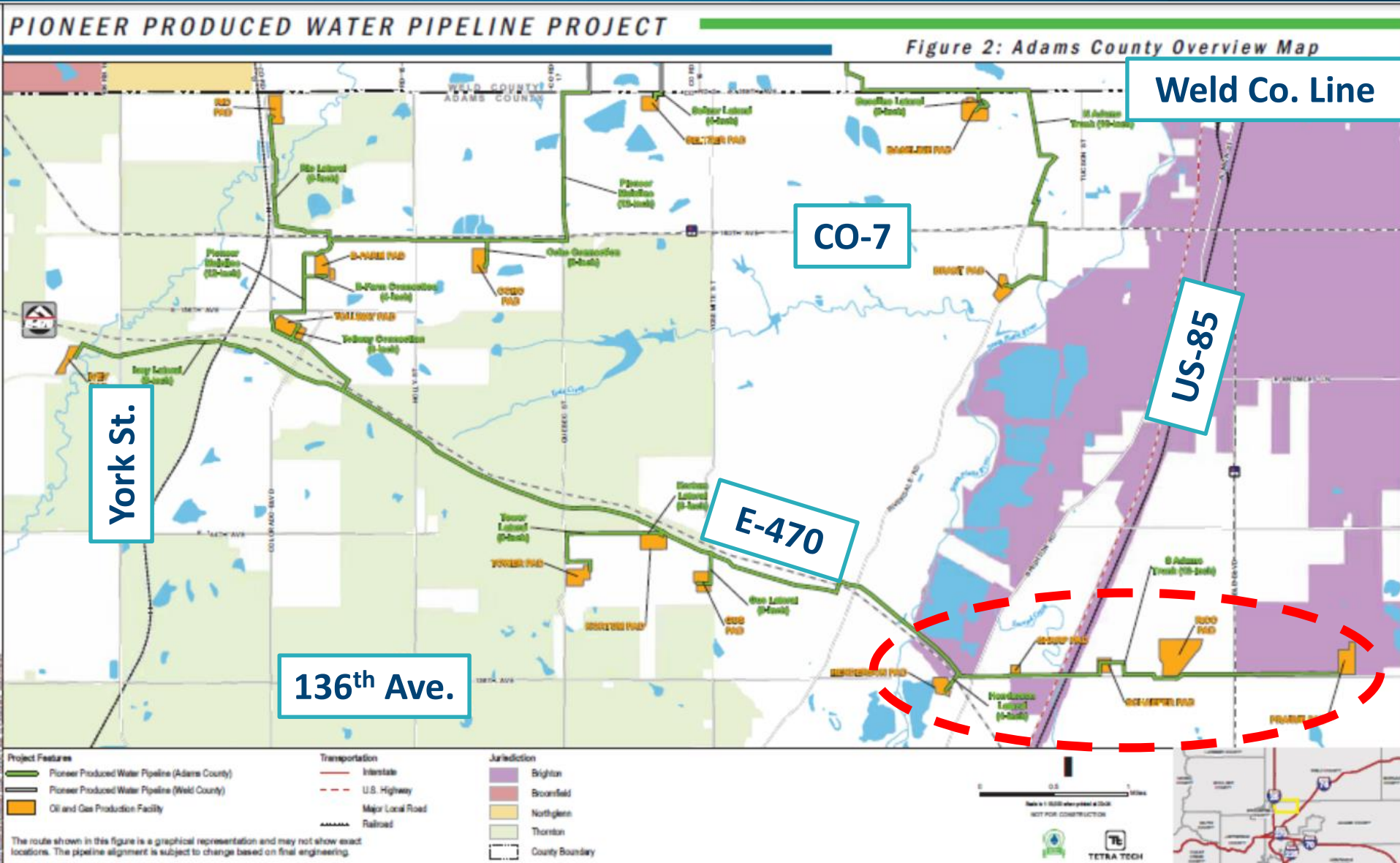
Table 3:
Oil and Gas Production Facility Permitting Jurisdictions and Permitting Status

Oil and Gas Production Facility Name	Permitting Jurisdiction	Permit Number/Status
Baseline	Adams County	USR2018-00010
B-Farm	Adams County	USR2017-00004
Brant	Adams County	USR2018-00011
Gus	Adams County	USR2018-00013
Ivey	Adams County	USR2016-00006
Kortum	Adams County	USR2018-00009
Ocho	Adams County	USR2016-00005
Rio	Adams County	USR2019-00001
Schaefer	Adams County	USR2016-00003
Seltzer	Adams County	USR2018-00002
Tollway	Adams County	USR2018-00005
Tower	Adams County	USR2018-00012
Sharp	Adams County	Application for USR in progress
Rico	Adams County	Application for USR in progress
Henderson	Adams County	Application for USR in progress
Prairie	Brighton	Located within the City of Brighton (Case File 18-00214)

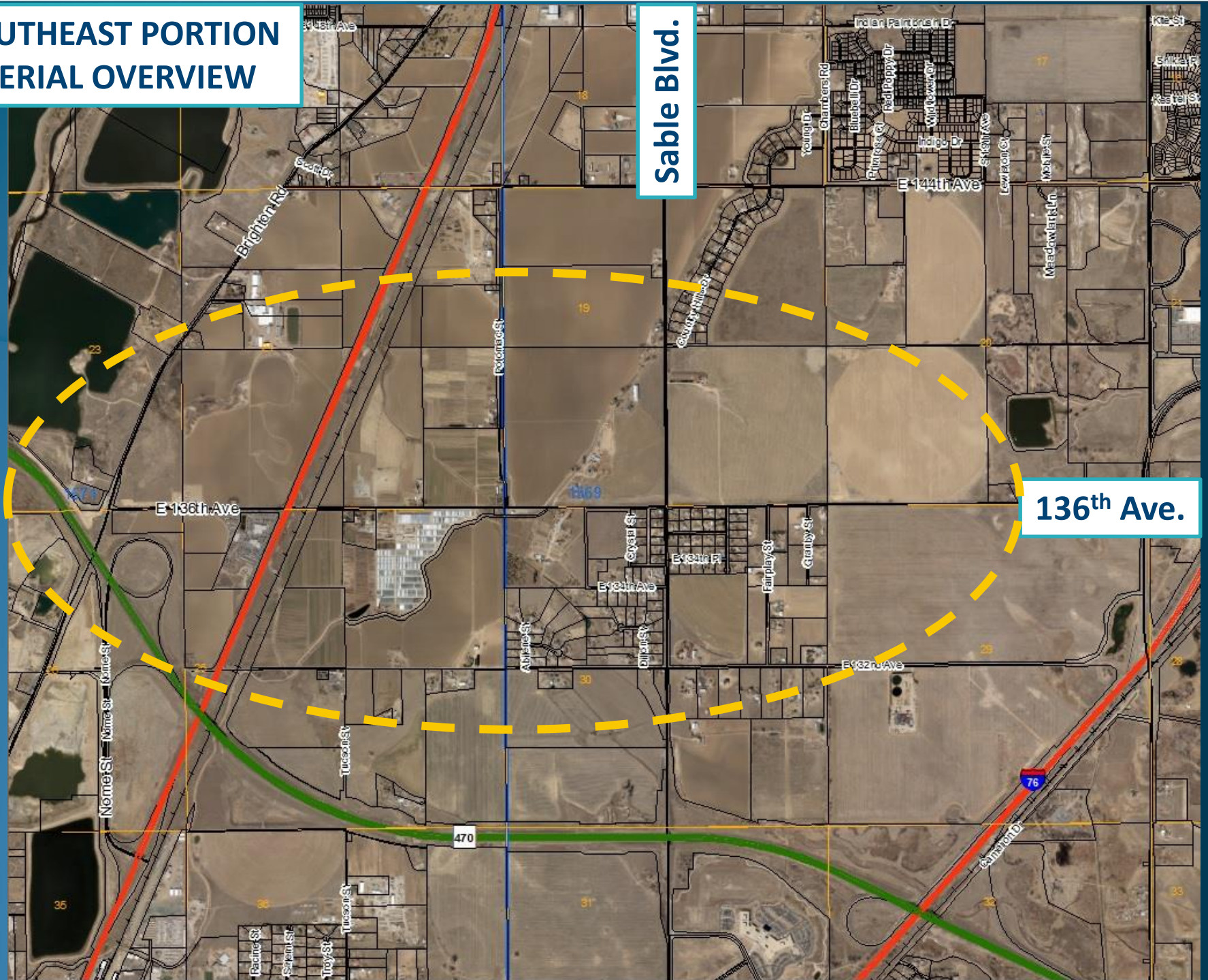
PIPELINE LOCATION OVERVIEW



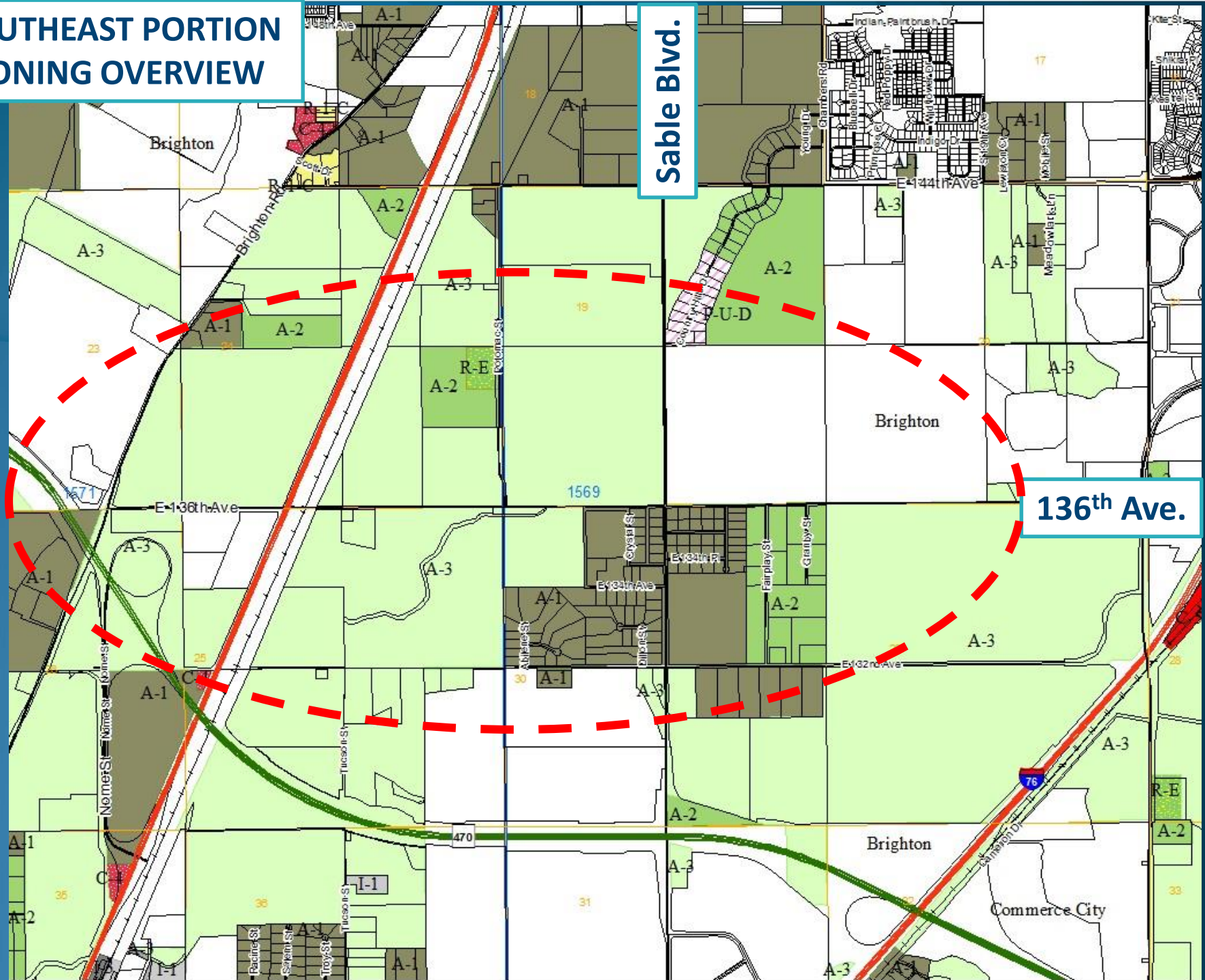
PIPELINE LOCATION OVERVIEW



Sable Blvd.



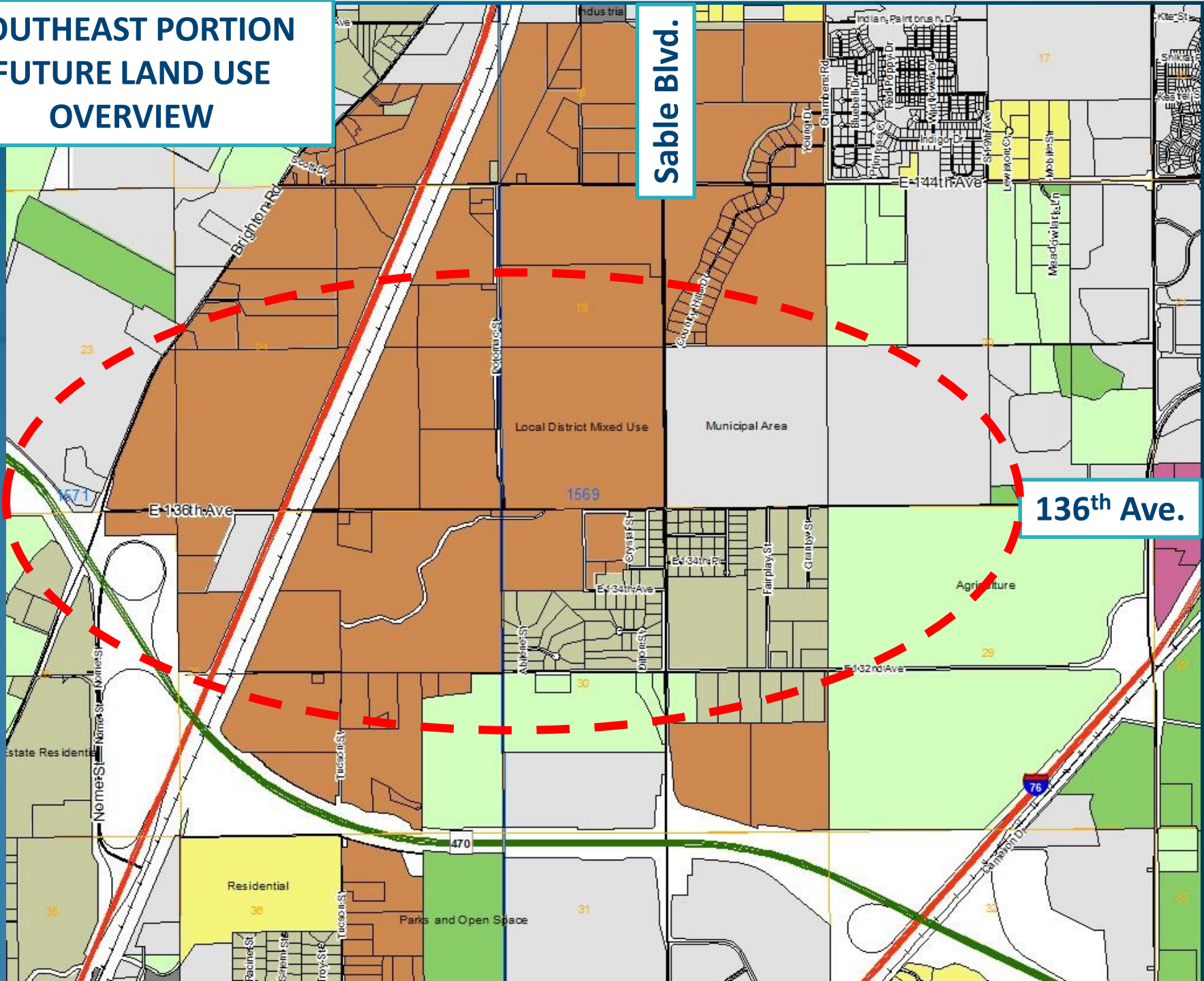
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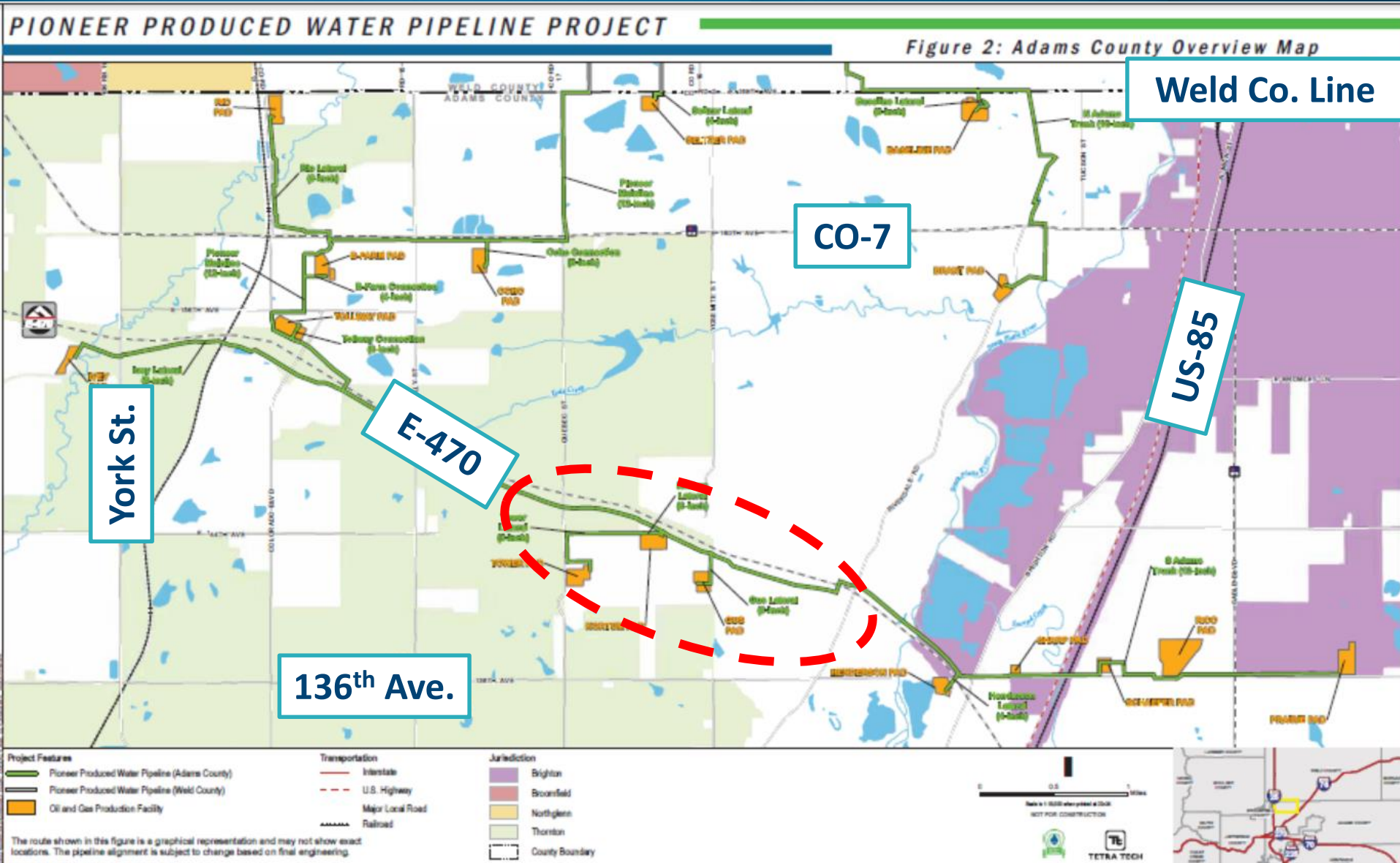
SOUTHEAST PORTION FUTURE LAND USE OVERVIEW

Sable Blvd.

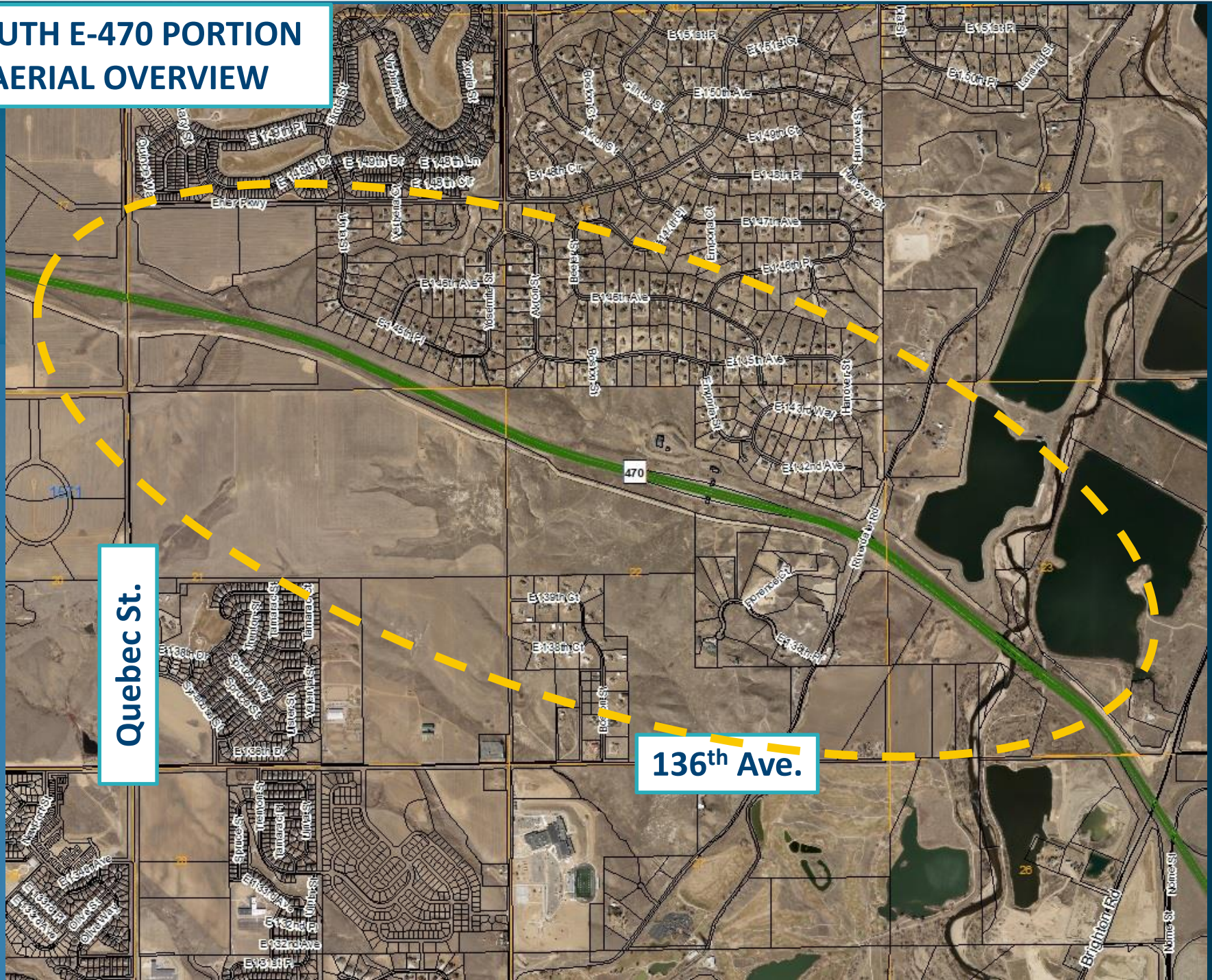
136th Ave.



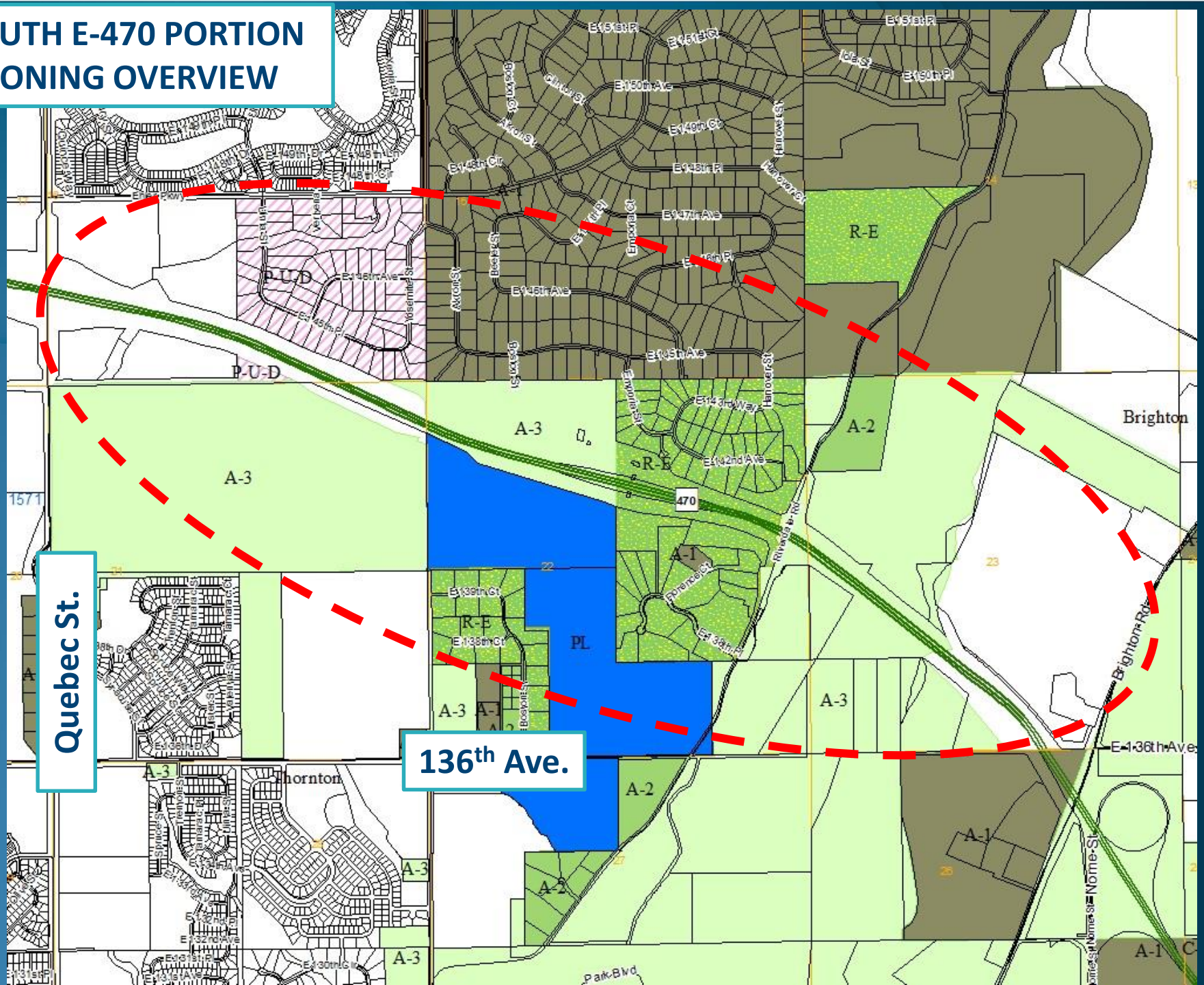
PIPELINE LOCATION OVERVIEW



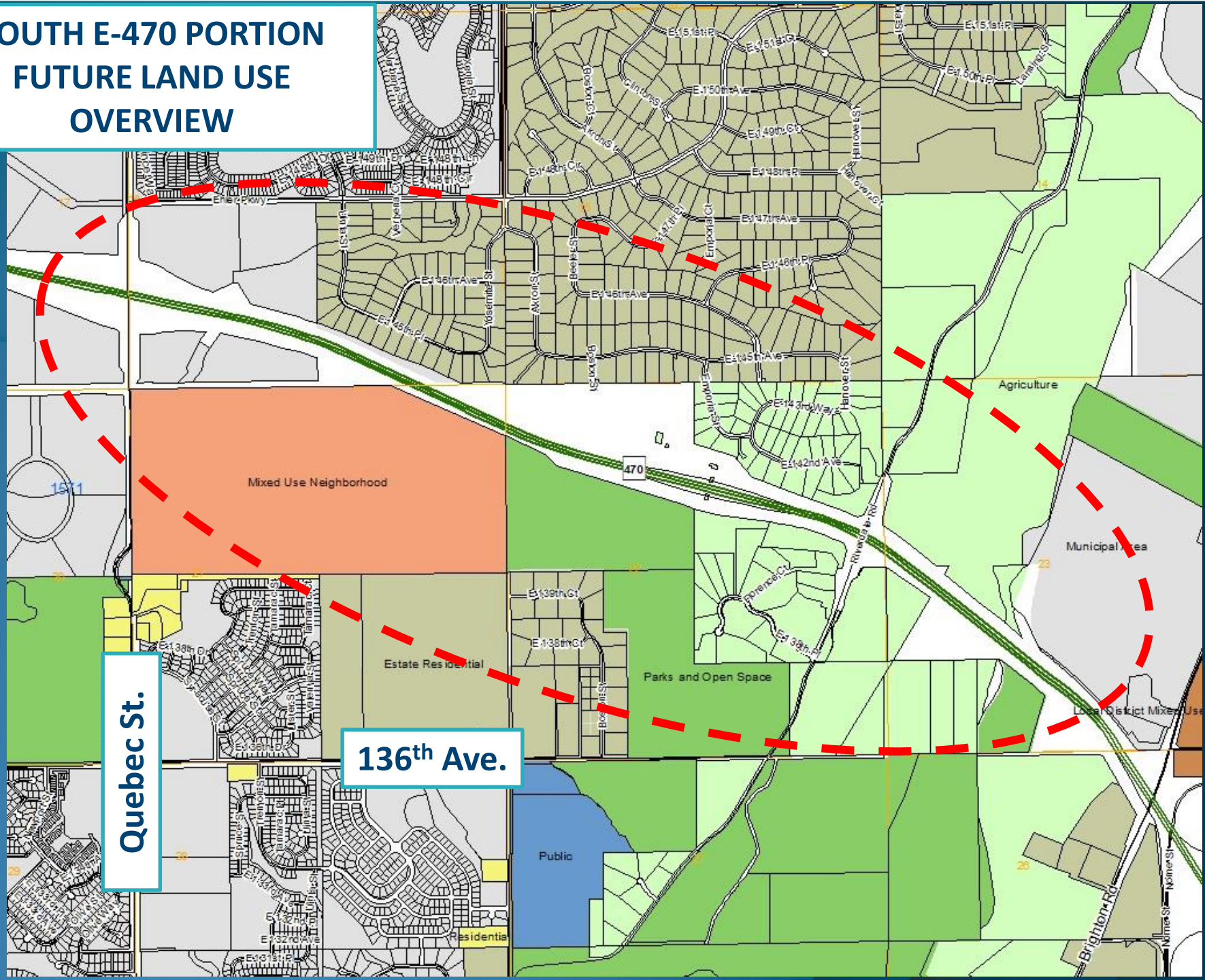
SOUTH E-470 PORTION AERIAL OVERVIEW



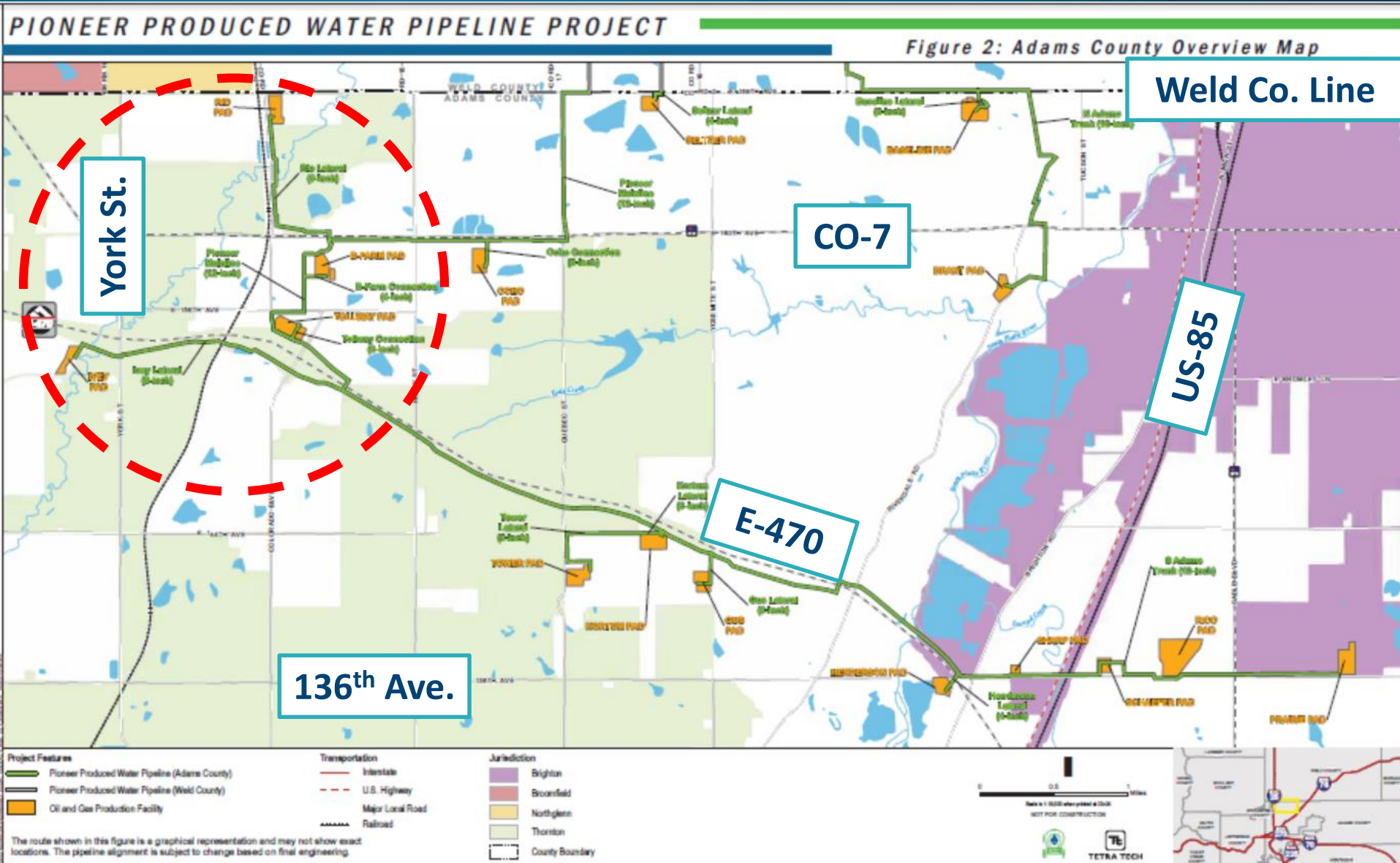
SOUTH E-470 PORTION ZONING OVERVIEW



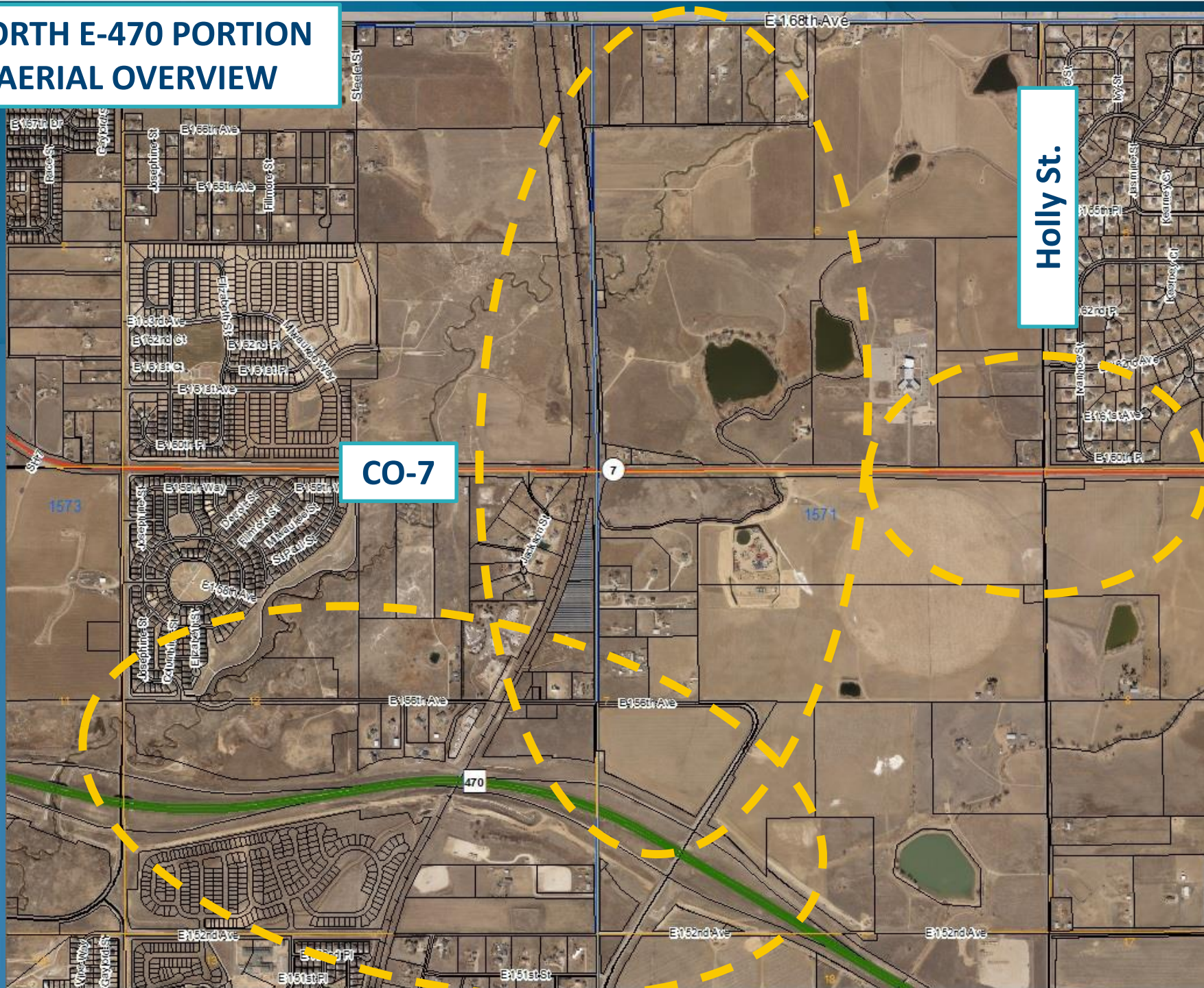
SOUTH E-470 PORTION FUTURE LAND USE OVERVIEW



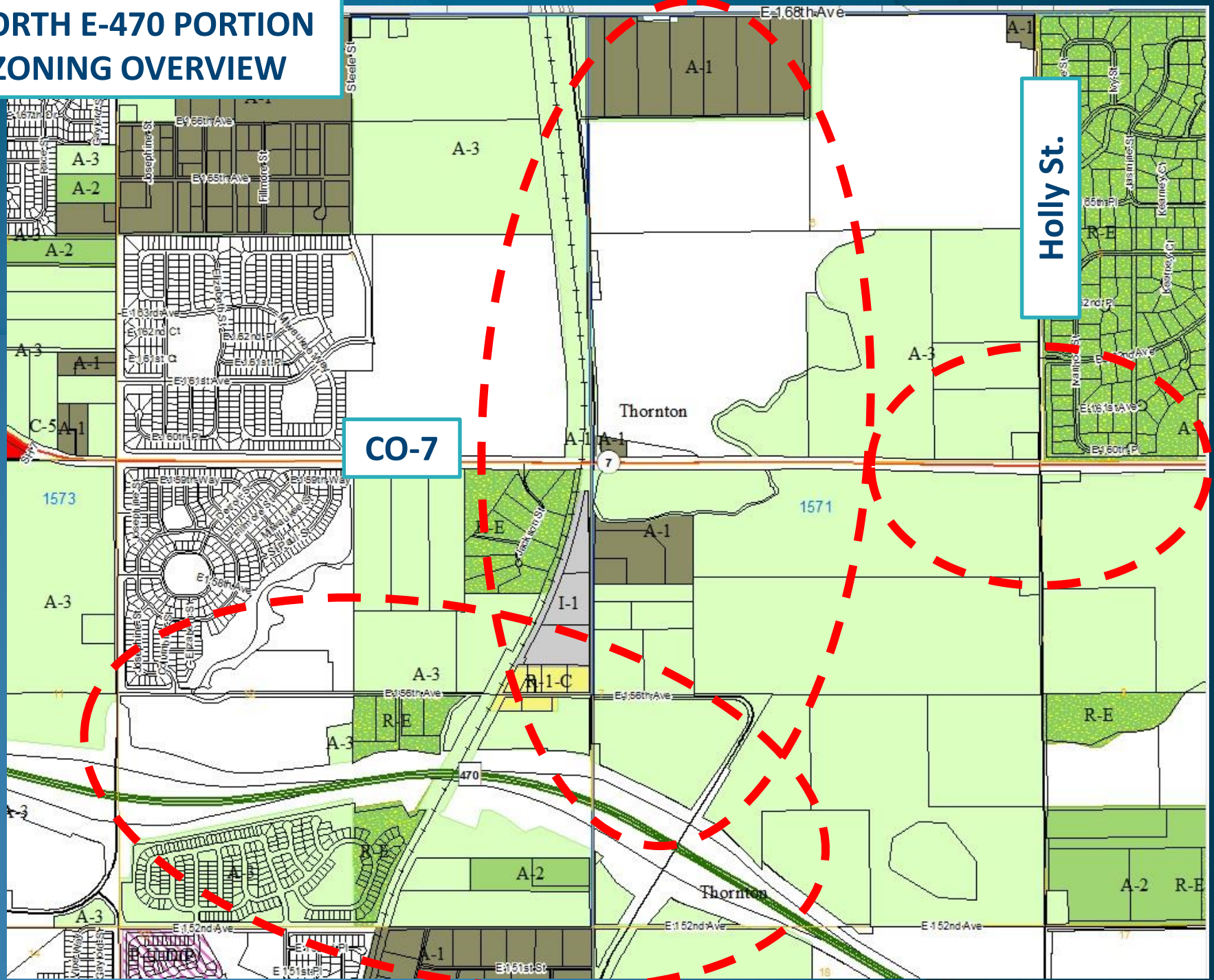
PIPELINE LOCATION OVERVIEW



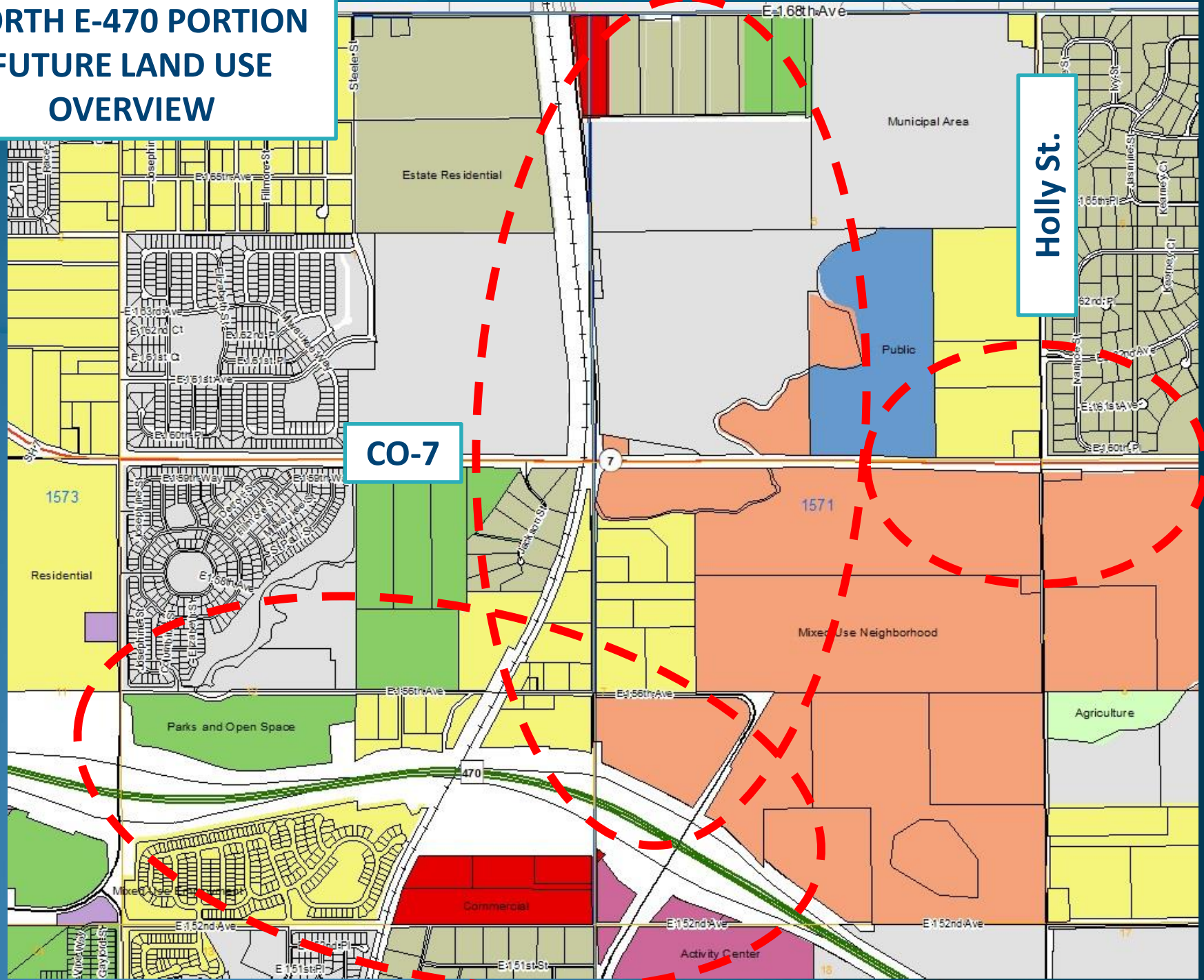
NORTH E-470 PORTION AERIAL OVERVIEW



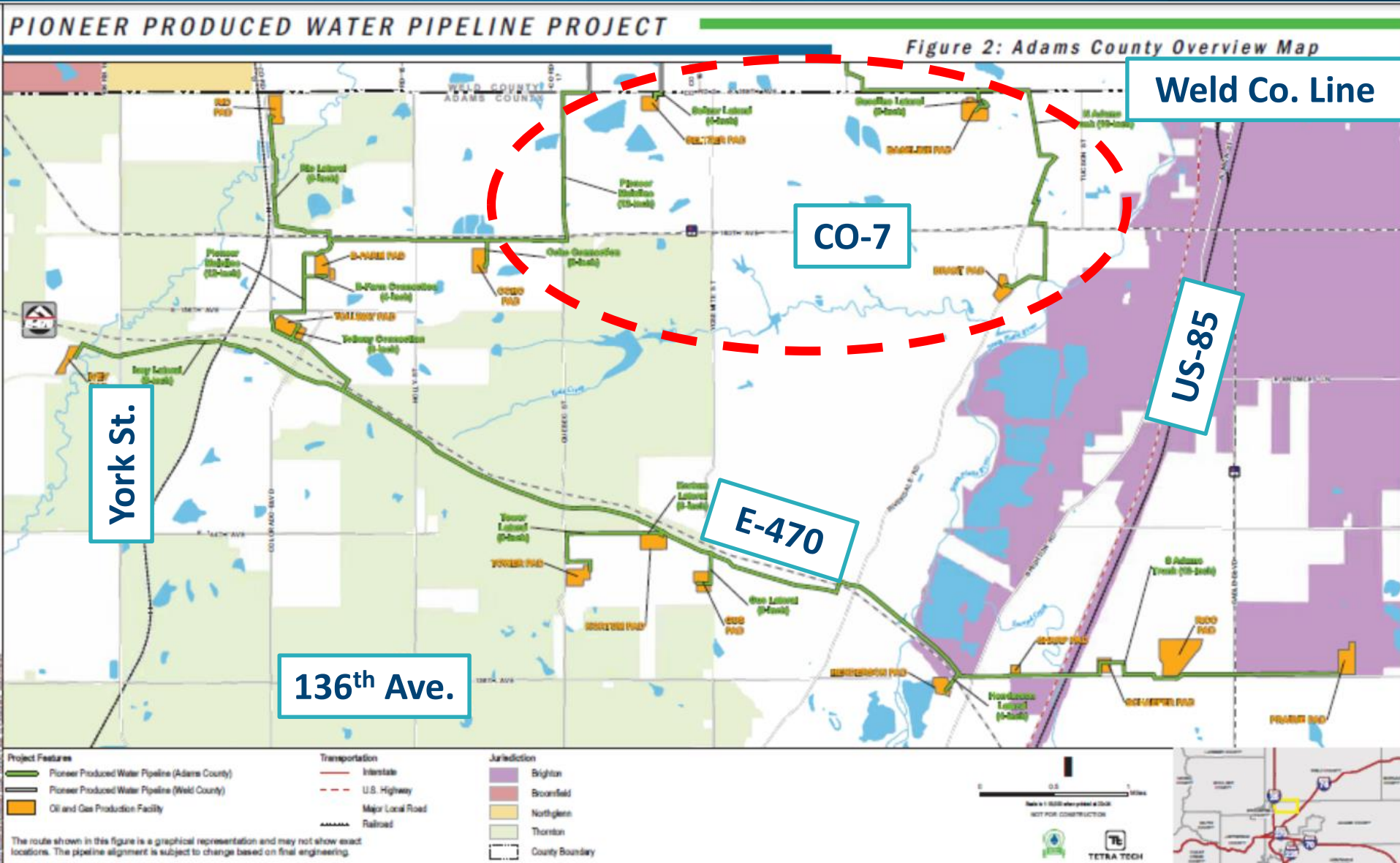
NORTH E-470 PORTION ZONING OVERVIEW



NORTH E-470 PORTION FUTURE LAND USE OVERVIEW



PIPELINE LOCATION OVERVIEW



NORTHEAST PORTION AERIAL OVERVIEW

Weld Co.

Tucson St.

Quebec St.

CO-7

7



NORTHEAST PORTION ZONING OVERVIEW

Weld Co.

Tucson St.

Quebec St.

CO-7

Brighton

R-E

A-1

Weld Co.

Weld Co.

Tucson St.

Quebec St.

CO-7

1571

Parks and Open Space

Municipal Area

Development Agreement

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

Criteria for Conditional Use

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with purpose of 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

Additional Criteria

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

Referral Comments

Referral agencies

- City of Thornton
- CDPHE
- CPW
- E-470 Authority
- Metro Wastewater
- Xcel Energy

Public comments: Property owners and residents within 1,000 feet of the proposed pipeline:

Notifications Sent	Comments Received
728	1

Summary

The request is consistent with:

- Surrounding areas
- Comprehensive Plan
- Development Standards & Regulations
- AASI findings
- Benefits Region with Reduction of Traffic

Planning Commission Update

- Hearing Date: August 13, 2020
- Questions regarding safety of produced water and precautions for environmentally sensitive areas
- No public comments were provided
- Planning Commission recommended approval (6-0)

PC/Staff Recommendation

Approval of Conditional Use Permit (RCU2020-00004) and associated Development Agreement based on:

- 33 Findings-of-Fact,
- 1 condition, and
- 1 note

Recommended Condition of Approval:

1. The applicant shall comply with all the terms and conditions of the executed Development Agreement between Pioneer Water Pipeline, LLC and Adams County.

Recommended Note to Applicant:

1. The applicant shall execute the Development Agreement associated with the conditional use permit prior to the scheduled September 1, 2020 Board of County Commissioners hearing. The executed Development Agreement shall be submitted to Adams County staff no later than August 28, 2020.