

**Planning Commission Agenda
Regular Meeting
Fort Lupton City Hall - 130 S. McKinley Ave.
Thursday, June 11, 2020
6:00 PM**

(Order and Contents Subject to Change by Action of the Commission)
Virtual Meeting Instructions (Optional)

To join the meeting from your computer, tablet or smartphone:

<https://global.gotomeeting.com/join/247460885>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (312) 757-3129

Access Code: 247-460-885

Additional information on attending this meeting either in person or virtually can be found at the end of this Agenda.

1. Call To Order - Roll Call
 - Mike Simone, Chairperson
 - Bushrod White, Vice-Chairperson
 - Lynne Derby
 - David Hushbeck
 - Kathy Kvasnicka
 - Thomas Meyers
 - Paul Weber
 - Mark Grajeda, Alternate
2. Approval Of Agenda
3. Consent Agenda
 - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.
- 3.1. Approval Of The Minutes Of The May 28, 2020 Meeting
 - Documents:
 - [05-28-20 PLANNING COMMISSION MEETING MINUTES.PDF](#)
4. Public Comment
 - This portion of the Agenda is provided to allow members of the audience to present comments to the Planning Commission related to items not otherwise listed on the Agenda.
5. Action Items
 - 5.1. P2020-019: Pioneer Water Pipeline LLC Special Use Permit

Documents:

[RESOLUTION P2020-019.PDF](#)
[STAFF REPORT.PDF](#)
[LAND USE APPLICATION.PDF](#)
[SPECIAL USE PERMIT APPLICATION.PDF](#)
[PROJECT NARRATIVE.PDF](#)

SPECIAL USE PERMIT MAP.PDF
PIPELINE MAP.PDF
NEIGHBOR OUTREACH LETTER.PDF
LEGAL NOTIFICATION.PDF
REFERRAL RESPONSES.PDF

6. Discussion Items

6.I. Review Of Meeting Discussion

6.II. Development Code Update

7. Future Business

7.I. Planning Commission Meeting On Thursday, July 9, 2020 At 6:00 PM

8. Adjourn

Planning Commission Meeting Attendance Information

The meeting will be held at City Hall in the Council Chambers. You are welcome to attend either in person or remotely through GoToMeetings. For your safety and ours we will be enforcing social distancing protocols, including but not limited to, limiting the number of people allowed into Council Chambers at a time, encouraging the use of face masks, and requiring a six-foot separation. Additional instructions on meeting conduct will be provided prior to the start of the meeting.

Virtual Meeting Instructions

If you would like to participate remotely, we encourage you to test the phone number and links provided below prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

To join the meeting by computer, tablet or smartphone:

<https://global.gotomeeting.com/join/247460885>

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**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 28, 2020**

The Planning Commission of the City of Fort Lupton met in session at the City Complex, 130 South McKinley Ave, the regular meeting place of the Planning Commission, and virtually via GoToMeeting, on Thursday, May 28, 2020. Chair Mike Simone called the meeting to order at 6:00 p.m.

Chair Simone gave the following statement:

The President of the United States, the Governor of the State of Colorado, and the Mayor of the City of Fort Lupton have collectively declared federal, state, and local emergencies due to the outbreak of the COVID-19 virus. As such, a portion of tonight's meeting shall be held virtually so as to ensure the health and safety of the general public, and the City of Fort Lupton Planning Commission, and staff. The intent and purpose of the Fort Lupton emergency policy and procedures is to ensure that the City is innovative in providing the general public the most meaningful access possible in light of the current emergency challenges present as a result of the COVID-19 pandemic. Therefore, subject to social distancing and public health orders, members of the general public will be offered both the opportunity to be physically and or electronically present for meetings at the City, subject to existing health conditions. An electronic link has been made available for tonight's meeting on the City's website, and social media platforms, and as posted at the City Hall so that the general public, and Planning Commission, and staff may participate electronically via the internet, on the phone, or in limited circumstances in person.

ROLL CALL

Roll was taken and those present were Chair Mike Simone, and Commission Members Lynne Derby, David Hushbeck, and Kathy Kvasnicka,. Also in attendance was Planning Director Todd Hodges, City Planner II Alyssa Knutson, Planner I Maria Lancto and Planning Technician Stephanie Darnell.

APPROVAL OF AGENDA

Chair Simone called for a motion to approve the agenda. It was moved by Member Paul Weber and seconded by Member Kathy Kvasnicka.

Motion carried unanimously by voice vote.

CONSENT AGENDA

Chair Simone called for a motion to approve the consent agenda. It was moved by Member Paul Weber and seconded by Member Kathy Kvasnicka.

Motion carried unanimously by voice vote.

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PUBLIC COMMENT

Planner II Alyssa Knutson greeted everyone that was attending virtually and briefly explained how to submit comments through the chat box feature when the time for public comment became available. She stated that the virtual public can also speak up during the public comment portion.

The Chair asked if anyone wished to make comments not otherwise related to the agenda. Seeing none, the public comment portion was closed at 6:04 p.m.

ACTION ITEMS

Complete Energy Services Special Use Permit

Chair Simone addressed the applicant, Jason Henderson. He asked Mr. Henderson if he had submitted a waiver to attend the meeting virtually.

Mr. Henderson stated that he did sign and submit a waiver.

City Planner I Maria Lancto introduced the project. She stated that the project is a proposal submitted for a special use permit. She stated that the site is located east and adjacent to Highway 85 and approximately .08 miles from County Road

submitted by Andrew and Kamber Morrison to annex land located west and adjacent to County Road 29 right-of-way and is about a quarter-mile north of County Road 8. She stated that the property is adjacent to City limits to the west and is 37.58, acres more or less. She stated that the project also includes a proposal to the initially zone the property to the 'A' Agricultural District. She stated that the land is currently zoned Agricultural in Weld County. She concluded by stating all notification requirements have been met, and the applicant is present to answer any questions.

Terry Epstein, 1800 Glenarm Place, Suite 500, Denver, CO 80202, a representative for Andrew and Kamber Morrison addressed the Planning Commission. She added that the proposed project, with regards to the property, will not entail any new or additional development. She stated that the use of the property is not expected to change. She stated that the primary purpose for the annexation is for inclusion into the Northern Colorado Water Conservancy District, and the municipal sub-district in order to supply water to the property. She concluded by reiterating that there are no changes to the property expected at this time.

Chair Simone addressed the applicants Mr. and Mrs. Morrison. He asked if they have had a full and fair opportunity to present all facts, submittals, documents, testimony, and presentations and support of their application before the Planning Commission tonight.

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Mr. Morrison stated that he did.

Chair Simone asked them if there has been anything that they or anyone else presenting for them, would have liked to have presented in support of their application that they were prevented from doing.

Mr. Morrison stated no, there is not.

Chair Simone opened the Public Hearing to public comments at 6:13 p.m.

Chair Simone directed the public to use the chat box for comments. He asked City staff if there was anyone in the office to speak on the application.

City Planner Maria Lancto stated that no one was in chambers.

Ms. Knutson stated that she has not received any emails or phone calls.

Chair Simone closed the public comments portion at 6:13 p.m.

Chair Simone asked Member Thomas Meyers if he was present to hear Ms. Knutson's and the applicant's presentation.

Member Thomas Meyers stated that he was.

Chair Simone asked the Commissioners if they had any questions; seeing none, he requested a motion to approve Resolution P2020-013. It was moved by Vice-Chair Bushrod White and seconded by Member David Hushbeck.

Motion carried by unanimous voice vote.

SB Weakland Investments Site Plan

Chair Simone addressed the applicants, Scott and Barbara Weakland. He asked if they understand that they have the right to continue this public hearing to such a date to allow a full in-person public hearing.

Mr. Weakland stated that he did.

Chair Simone asked if they have agreed to voluntarily waive that right on their behalf, and any other applicants by proceeding tonight electronically.

Mr. and Mrs. Weakland stated yes.

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FORT LUPTON PLANNING COMMISSION
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Chair Simone asked if they have voluntarily signed and submitted a written waiver and consent to proceed electronically tonight.

The applicant confirmed yes.

Chair Simone asked Ms. Knutson if she had a copy of the written waiver.

Ms. Knutson stated that she did have a copy of the waiver.

Chair Simone asked if they have waived their right to proceed in an in-person public hearing, and have consented to proceed forward voluntarily tonight in this virtual Planning Commission meeting.

Mr. and Mrs. Weakland confirmed yes.

Ms. Lancto introduced the project. She stated that the site is located approximately 0.05 miles south of Barley Avenue and 0.53 miles east of County Road 31, and the site is approximately 22.96 acres in size, more or less. She stated that the site plan shows three distinct sections: Yard "A", Yard "B", and Yard "C". She stated that Yard "A" is current used for outside storage and equipment by Wellhead Services. She stated Yard "B" is used as a semi-tractor trailer parking yard by G&Z Trucking. She stated Yard "C" is proposed for storage of storage containers used by SB Weakland. She stated Yards "A" and "B" are already being utilized, however, a site plan does not exist with the City, therefore the submittal is encompassing all uses, existing and proposed. She stated the zoning is I-2 Heavy Industrial, and all uses are uses by right. She stated that all notification requirements have been met. She stated that there is a proposed additional condition for the resolution that staff is recommending be added. She stated that the condition would be Condition "G" on the resolution, and would read as follows: The following note shall be placed on the site plan map: "The City reserves the right to reevaluate traffic impacts in the future if there is an increase in traffic from what was represented to the City in evaluating the site plan." She concluded by stating the applicant is present to answer any questions.

Chair Simone addressed the applicants Mr. and Mrs. Weakland. He asked if they have had a full and fair opportunity to present all facts, submittals, documents, testimony, and presentations and support of their application before the Planning Commission tonight.

Mr. Weakland stated that he did.

Chair Simone asked them if there has been anything that they or anyone else presenting for them, would have liked to have presented in support of their application that they feel they were prevented from doing so.

Mr. and Mrs. Weakland stated no.

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Chair Simone opened the Public Hearing to public comments at 6:19 p.m.

Chair Simone asked Ms. Knutson and Ms. Lancto if there is anyone on the phone or in the office that wanted to speak.

Ms. Lancto stated that no one was in the office.

Ms. Knutson stated that she had not received any emails or calls on the application.

Chair Simone did not see any comments in the chat box so he closed the public comments portion at 6:20 p.m.

Member Thomas Meyers confirmed that condition "G", if added, was going to be added to allow reassessment of traffic impacts in the future.

Chair Simone, confirmed yes, if it is added.

Member David Hushbeck asked the applicants if there was going to be anything specific stored in the storage containers that will be on the site.

Mr. Weakland stated that the containers will be empty; they'll just be stored there.

Chair Simone asked the Commissioners if they had any additional questions; seeing none, he requested a motion to approve Resolution P2020-014 with the additional condition of "G". It was moved by Member David Hushbeck and seconded by Member Kathy Kvasnicka.

Motion carried by unanimous voice vote

DISCUSSION ITEMS

Review of Meeting Discussion

Ms. Knutson stated that all items reviewed at the first virtual meeting went to City Council, and passed, however, not unanimously.

Member David Hushbeck asked if there was anything specific that people were concerned about.

Planning Director, Todd Hodges, stated that the annexation that was occurring along Highway 85 to the north had a lot of discussion. He stated that it was dealing with what was being stored, and two individuals came in for that hearing.

Chair Simone asked Mr. Hodges if City Council had changed anything that Planning Commission had passed.

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Mr. Hodges stated that there were no changes to the resolution.

Development Code Update

Ms. Knutson stated that the consultant broke down every section of the chapters that are being looked at. She stated that it analyzes the priorities for changes needed in the Development Codes and what staff should be thinking about. She stated that there have been weekly Monday afternoon calls with the consultant and they are talking about getting a meeting set with the steering committee now that virtual meetings are getting more common. She stated that steering committee members should plan on hearing something on that soon.

FUTURE BUSINESS

Next Meeting of the Planning Commission

The next meeting will be held Thursday, May 28, 2020 at 6:00 p.m.

Chair Simone asked if the next meeting would be in person.

Ms. Knutson stated that she was not sure. She stated that they haven't sent out how that is going to be notified. She stated that she will most likely send notices that state to check the web page and the agenda links since everything is changing so quickly.

Vice-Chair Bushrod White stated he is interested in looking at the design standards.

Ms. Knutson stated that she doesn't believe it will be at that stage quite yet; it's going to be pretty preliminary. She stated that the process is pretty long and tedious, and everyone's patience is appreciated. She stated that they will get to the design standards, but she doesn't believe the consultant is that deep into it at this point.

ADJOURNMENT

It was moved by Vice-Chair Bushrod White and seconded by Member Paul Weber to adjourn the April 23, 2020 Planning Commission meeting at 6:26 p.m.

Motion carried unanimously by voice vote.

Stephanie Darnell, Planning Technician

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
May 28, 2020**

Approved by Planning Commission

Mike Simone, Chair

RESOLUTION NO. P2020-019

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A PRODUCED WATER PIPELINE, KNOWN AS THE PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT, ON A PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO AND THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on June 11, 2020, for the purpose of reviewing the application from Pioneer Water Pipeline, LLC for a special use permit for produced water pipeline; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the special use permit conforms to Colorado Revised Statutes and City codes and policies therein; and

WHEREAS, all legal requirements for the public hearing have been met including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 100 feet, and posting of the hearing on the site; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the Pioneer Water Pipeline LLC Special Use Permit for a produced water pipeline, conditional upon the following:

- I. Prior to recording the special use permit map:
 - A. The title of the special use permit shall include the Project No.: LUP2020-0017 & Plan No. SUP2020-0004.
 - B. Any redline comments provided by City staff shall be made to the special use permit map.
 - C. Written evidence shall be provided that the comments from the Public Works Director have been adequately addressed.
 - D. Written evidence shall be provided that the comments from United Power have been adequately addressed.

- E. Written evidence shall be provided that the comments from Xcel Energy have been adequately addressed.
- F. Written evidence shall be provided that the comments from the Weld County Department of Public Health & Environment have been adequately addressed.
- G. The following notes shall be added to the special use permit map:
 - 1. Any change of use, or continued use if there is a change of ownership, shall be submitted to the City for review and approval prior to operation.
 - 2. Any future structures or signage must be submitted to the City for separate review and any required permits.
- H. One set of Mylars of the special use permit map shall be submitted for recording with the Weld County Clerk & Recorder.

DONE THIS 11th DAY OF JUNE, 2020, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
STAFF REPORT
Project No. LUP2020-0017 & Plan No. SUP2020-0004**

PROJECT DESCRIPTION

Project No.: LUP2020-0017 / Plan No.: SUP2020-0004

Project Name: Pioneer Water Pipeline LLC Special Use Permit

Owner’s Name: Spence McCallie with Pioneer Water Pipeline, LLC (“Applicant”)

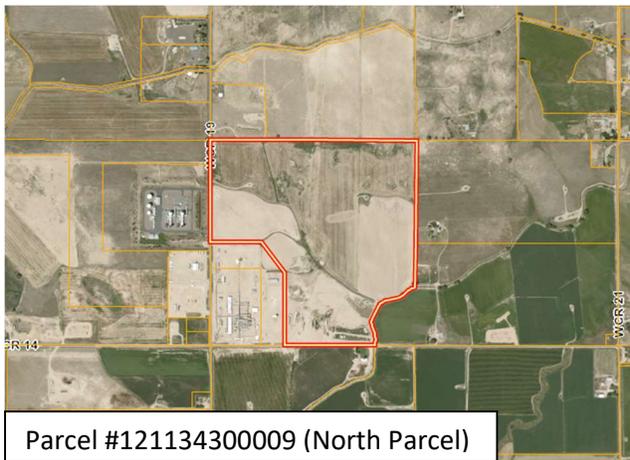
Representative: Pam Hora with Tetra Tech, Inc.

Location of Request:

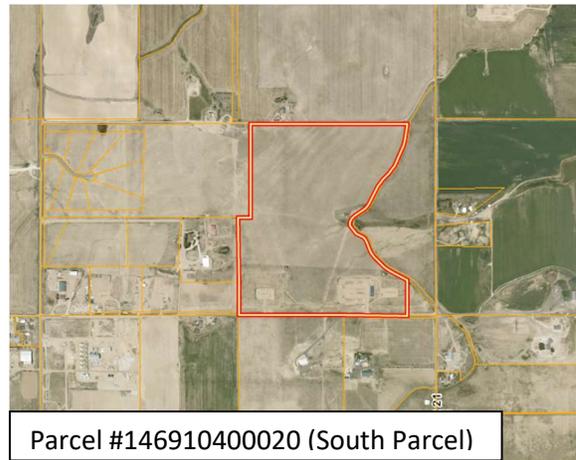
The proposed produced water pipeline will transport water from holding tanks at various well sites in both Adams County and Weld County, crossing through multiple municipalities including the City of Fort Lupton, the City of Brighton, and the City of Thornton. Two parcels within the City of Fort Lupton are effected.

The northern parcel is owned by Kerr-McGee Gathering, LLC (Parcel #121134300009). This parcel is located approximately 0.59 miles west of the intersection of County Road 21 and County Road 14, and is located in a portion of the Southwest Quarter of Section 24, Township 2 North, Range 67 West of the 6th P.M., City of Fort Lupton, County of Weld, Colorado. At this site, the pipeline transports water south to north along the eastern edge of the parcel.

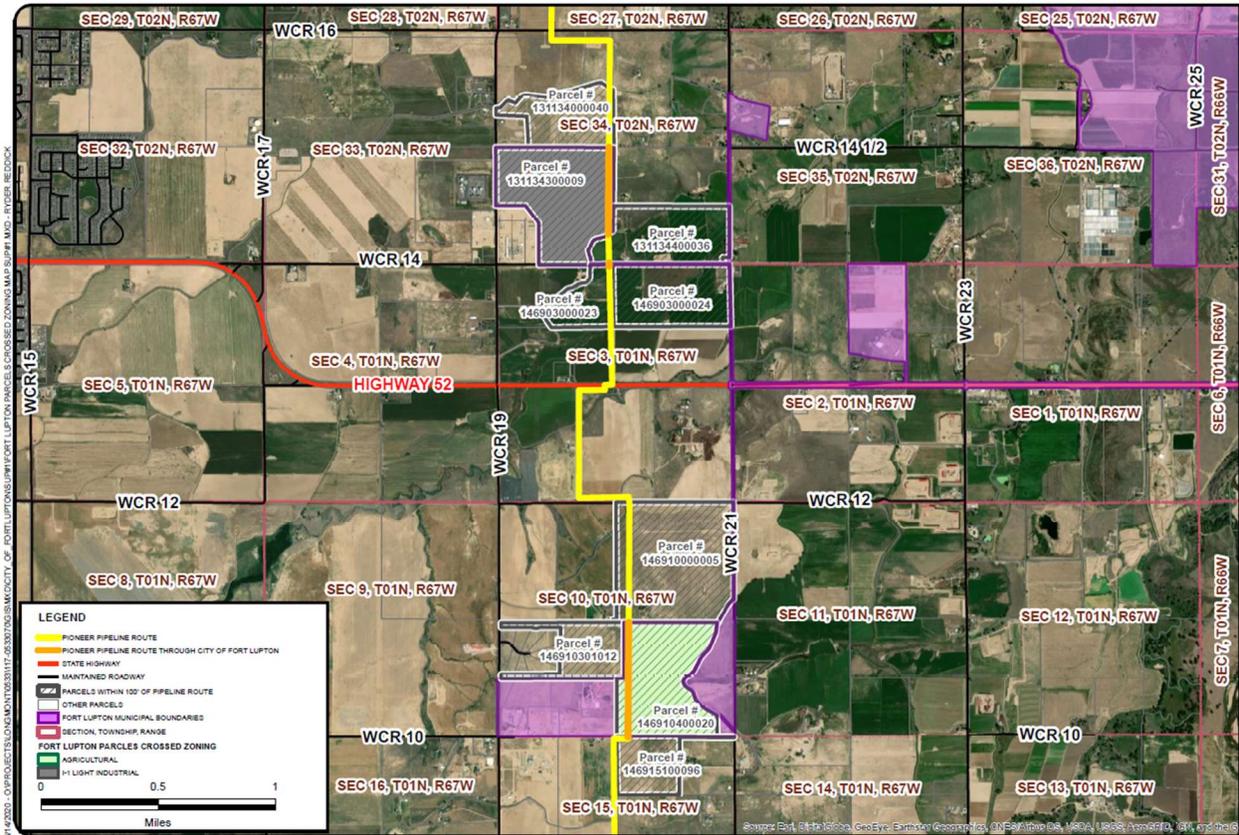
The southern parcel is owned by 4 Z Investments, LLC (Parcel #146910400020). This parcel is located approximately 0.51 miles east of the intersection of County Road 19 and County Road 10, and is located in a portion of the Southeast Quarter of Section 10, Township 1 North, Range 67 West of the 6th P.M., City of Fort Lupton, County of Weld, Colorado. At this site, the pipeline transports water south to north along the western edge of the parcel.



Parcel #121134300009 (North Parcel)



Parcel #146910400020 (South Parcel)



Nature of Request:

The Applicant has submitted a special use permit application for a produced water pipeline that will run through portions of the Fort Lupton city limits. The overall pipeline system is designed to transport produced water from holding tanks at various well sites in Adams County and Weld County. Within the City of Fort Lupton’s municipal boundaries, the pipeline will be used to transport produced water from collection point holding tanks (all located outside the City of Fort Lupton municipal boundaries) to the water injection facility located in Weld County.

The pipeline will generally be installed by using traditional trench and cover techniques with a minimum of four feet of cover. All roads, railroads, ditches, waterways, and other sensitive areas will be crossed and installed by using horizontal directional drilling or auger boring to not impact the above-ground features.

Site Size: Parcel #121134300009 (north parcel) is 124.62 acres in size, more or less.
Parcel #146910400020 (south parcel) is 112.62 acres in size, more or less.

Zone District: Parcel #121134300009 (north parcel) is in the ‘I-1’ Light Industrial zone district.
Parcel #146910400020 (south parcel) is in the ‘A’ Agricultural zone district.

Proposed Use: The Applicant is proposing an underground produced water pipeline. Existing surface uses will continue.

Existing Use: Parcel #121134300009 (north parcel) contains oil and gas services. Parcel #146910400020 (south parcel) is vacant/agricultural with oil and gas operations within the southern portion of the property.

Hearing Dates: Planning Commission – June 11, 2020 at 6:00 PM; and
City Council – July 7, 2020 at 7:00 PM

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

Parcel #121134300009 (north parcel) was annexed into the City in 2018 as a portion of the Coal Ridge Annexation Nos. 1-4. This annexation also included CR 14 right-of-way that is within the City's jurisdiction. In 2019, a Special Use Permit was approved for a compressor station situated in the northwest portion of the parcel. Parcel #146910400020 (south parcel) was annexed in 2019 as a portion of the Zadel Annexation Nos. 1-6. This annexation also included CR 10 right-of-way that is within the City's jurisdiction.

APPLICATION PROCESS

The Applicant is submitting a request for a special use permit for a produced water pipeline. A special use permit application is processed under [Section 16-7](#) of the Code.

After required public notice of the special use permit application, the Planning Commission shall consider the application, referral comments and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions or deny the special use permit. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the application, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study or deny the application based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Zoning Regulations require published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings was published in the Fort Lupton Press on May 27, 2020.

The Zoning Regulations require that properties be posted 15 days prior to public hearing. The properties were posted May 28, 2020, which was 14 days prior to public hearings. Staff has determined that the public hearings do not need to be postponed in this situation for two reasons. First, this application is unique in that the surface land uses at both properties will not change. Second, posting at the property is not a statutory requirement. For both reasons, Staff, with advisement from the City Attorney, determined that a postponement of the public hearings would not be necessary.

Notice was mailed to neighbors within one-hundred (100) feet of the Property on May 26, 2020.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the 'I-1' Light Industrial Zone District and 'A' Agricultural Zone District. While water pipelines are not specifically mentioned, both zone districts list public utility facilities as permitted uses subject to the special use review and approval procedures set forth under Section 16-7 of the Fort Lupton Municipal Code (the "Code"). This proposal is of similar or like use and therefore requires a special use permit. A special use review requires a public hearing before Planning Commission and City Council. The intent of the special use permit is to provide flexibility, to provide a means for setting performance standards for individual land uses and to help diversify uses within a zoning district.

Section 16-7(d) states that the City shall use the following criteria to evaluate the Applicant's request:

1. The special use shall satisfy all applicable provisions of the Code and shall be consistent with the intent of the Comprehensive Plan.

Staff Comment: The use meets the provisions of the Code, specifically it meets the intent of the 'I-1' Light Industrial and 'A' Agricultural Zone Districts which allow for public facilities or similar uses with a special use permit.

2. The special use shall not substantially alter the character of the district or the neighborhood.

Staff Comment: The pipeline will be below grade and therefore will not affect the surrounding neighborhood character of the portion that runs through City limits.

3. The special use will result in efficient on- and off-site traffic circulation, and will not have an adverse impact on adjacent uses or present hazardous conditions for pedestrians or vehicles.

Staff Comment: After construction, the project will not affect traffic or pedestrians as the line will be unmanned and once constructed will not be visible.

4. Adequate conditions of approval shall address: traffic; activity levels; light; noise; odor; building type, style and scale; hours of operation; dust; erosion and other performance issues identified through the public hearing process.

Staff Comment: Because this is an unmanned line, there will be no impacts other than initial construction impacts.

5. The term of the special use permit and any reporting and inspection requirements as might be reasonably necessary to ensure compliance with conditions of approval may also be specified by the City Council.

Staff Comment: Staff has recommended conditions of approval to the Planning Commission. The Planning Commission may choose to add or remove conditions as it deems appropriate. Typically, a special use permit in non-transferable. The conditions of approval address this item.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as Agricultural & Rural Residential. This designation allows for agricultural and related uses as well as low density residential on the periphery of the planning area, intended to preserve a generally rural character. This also includes a variety of miscellaneous uses, such as isolated industrial businesses and semi-rural properties located under Estate Zoning. Given the availability of viable land for development in more appropriate districts, commercial or residential investment within agricultural areas should be discouraged. This will help limit unnecessary loss of agricultural lands and reduce the potential of suburban sprawl.

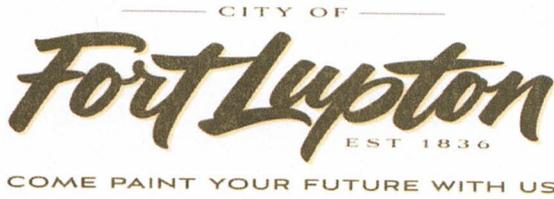
The produced water pipeline will be underground and therefore will not interfere with the agricultural & rural residential land uses located on the surface.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

Buildings / Grounds Manager	OMI	City Attorney
GIS Specialist	Public Works Director	Fort Lupton Fire Protection District
CDOT	Colorado DRMS	Colorado Parks and Wildlife
Army Corp of Engineers	United Power	Comcast
CenturyLink	Xcel Energy	Weld County Department of Planning
Weld County Department of Public Health & Environment	Weld County Public Works	Town of Frederick
City of Dacono	Bull Canal	

For more information on this development, please refer to the Planning Commission packet provided. Additional documents are available for review at the Fort Lupton City Hall.



Planning & Building

130 S. McKinley Avenue Phone: 303.857.6694
 Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

Project No. _____

Land Use Application Form

A. CONTACT INFORMATION

- 1) Property Owner Name: Spence McCallie, Vice President of Engineering
 Company: Pioneer Water Pipeline, LLC
 Phone: (303)815-1647 Email: smccallie@expedition-water.com
 Address: 600 17th Street, Suite 725 S, Denver, Colorado, 80202
 Preferred method of contact? Email: Phone: Mail:
- 2) Representative Name: Pam Hora, Senior Planner
 Company: Tetra Tech, Inc
 Phone: (720)864-4507 Email: pam.hora@tetratech.com
 Address: 1900 S. Sunset Street, Suite 1E, Longmont, Colorado, 80501
 Preferred method of contact? Email: Phone: Mail:
- 3) Billing Contact (where invoices should be directed to): Spence McCallie, Vice President of Engineering
 Billing Company: Pioneer Water Pipeline, LLC
 Phone: (303)815-1647 Email: smccallie@expedition-water.com
 Address: 600 17th Street, Suite 725 S, Denver, Colorado, 80202

B. SITE DESCRIPTION

Site Address: Proposed produced water pipeline crossing multiple City of Fort Lupton parcels
 Parcel Number: See Attached Lists for Parcels Crossed & Associated Zoning
 Existing Zone Classification: See Attached Proposed Zone Classification: See Attached
 Water Type: N/A Name: N/A
 Sewage Type: N/A District Name or Location Hauled to: N/A

C. APPLICATION TYPE (CHECK ALL THAT APPLY)

- | | | |
|--|--|---|
| <input type="checkbox"/> Sketch Plat | <input type="checkbox"/> Administrative Site Plan | <input type="checkbox"/> PUD Plan (Preliminary & Final) |
| <input type="checkbox"/> Preliminary Plat | <input checked="" type="checkbox"/> Special Use Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Oil & Gas Permit | <input type="checkbox"/> Administrative Variance |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Annexation & Initial Zone | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Change of Zone | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Comp Plan Amendment | |

D. PROJECT DESCRIPTION

Project Name: Pioneer Produced Water Pipeline

Please provide a short description of the proposed project in the space provided below:

Pioneer Water Pipeline, LLC is submitting a Special Use Permit Application Package for the portion of the proposed Produced Water Pipeline that crosses through the City of Fort Lupton Municipal Boundaries. The pipeline will have an outside diameter of 12.75" and is being designed to transport produced water to a water injection facility In Unincorporated Weld County.

E. REQUIRED DOCUMENTS

For an application to be considered complete, and for planning staff to begin review and schedule any applicable public hearings, this Land Use Application Form must be fully completed and all required attachments included. Planning staff will review the application for completeness and will provide notice to the representative and/or owner whether the application has been deemed complete.

F. CERTIFICATIONS

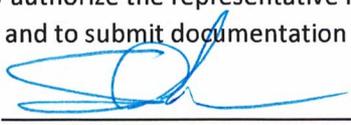
Representative Certification

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative: _____ Date: _____

Owner Certification

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I hereby authorize the representative listed on this application, if any, to communicate directly with City officials and to submit documentation and information regarding this application on my behalf.

Owner:  _____ Date: 3/5/20

See the attached executed property owner authorization forms and signed easement agreements included in this application package.

For Office Use Only

Received Date: _____

If the application is not complete, state reasons why it is incomplete:

Deemed Complete Date: _____

Fees Submitted: _____ Escrow Submitted: _____

Instructions for Submitting the Land Use Application Form

DEFINITIONS

Words in the singular include the plural and words in the plural include the singular.

Application refers to the official submittal to the City of Fort Lupton's Planning Department for review of the proposed land use development identified in the land use application form. The application includes the form, all materials submitted for review of the project, including those documents required under the Land Use Regulations of the Municipal Code, and any additional information provided.

Project refers to the land use development identified on the land use application form and application materials.

Property refers to the land that is being proposed for development as described in the land use application form and application materials.

A. CONTACT INFORMATION

- 1) Provide contact information for all owners of any property that is the subject of the application. If the contact information for all property owners will not fit on the space provided, submit a separate sheet for the additional owners.
- 2) Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings. If the contact information for all representatives will not fit on the space provided, submit a separate sheet for the additional representatives.
- 3) Provide contact and mailing information for the person that should receive all invoices for the project. If this person changes at any time, contact the Planning Department immediately to update this information.

B. SITE DESCRIPTION

Provide all information requested. Parcel numbers and address information may be found at the Weld County Property Portal at <https://www.co.weld.co.us/maps1/propertyportal/>. Current zoning can be found at <http://www.fortlupton.org/405/Zoning>.

C. APPLICATION TYPE

Select the land use application that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the required pre-application meeting. If you have any questions about this, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.

D. PROJECT DESCRIPTION

Please select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, please attach a separate sheet.

E. REQUIRED DOCUMENTS

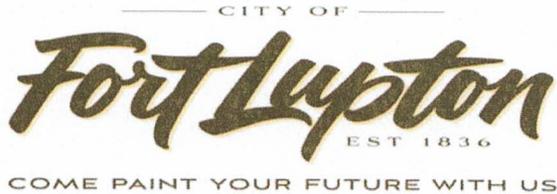
Required documents will be discussed during the pre-application meeting with the Planning Department. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section.

Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, please contact the Planning Department at 303.857.6694 or planningdept@fortlupton.org.



Planning & Building

130 S. McKinley Avenue Phone: 303-857-6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

APPLICATION FOR SPECIAL USE PERMIT

A preapplication conference and site visit may be required prior to submitting the Special Use Permit Application. The applicant may meet with representatives from the Planning Department to discuss the applicant's intended submittal, the City's application requirements and processes and other information relevant to the proposed application. Please contact the Planning Department at 720-466-6128.

Applicant should provide the following:

- 1. Plat of area with proposed zoning with vicinity map identifying site and surrounding area. If you are constructing a new building or adding to an existing building as part of this application, you must also submit a plot plan, construction plans, and a drainage plan. Approval of the special use permit will be based upon the drawings submitted unless changes are recommended by the engineer, planning commission, or city council.
2. Information as requested.

The applicant is responsible for the following:

- 1. Posting a hearing notice on the property 15 days prior to the hearing.

Name of Property Owner: 4 Z Investments, LLP Phone: N/A

Address: 9075 County Road 10, Fort Lupton, Colorado 80621

Applicant (if different from owner): Pioneer Pipeline, LLC c/o Spence McCallie

Address: 600 17th Street, Suite 725 S, Denver, Colorado 80202

Home Phone: N/A Cell Phone: (303)815-7064

Address or location of Property for which Special Use Permit is being requested:

Parcel crossed owned by 4 Z Investments, LLP (Parcel #146910400020).

Legal Description Part of the SE1/4 Section 10, T1N, R67W of the 6th P.M. City of Fort Lupton, County of Weld, Colorado.

Current Zoning: Zoned Ag (Agriculture) See GIS Map included in application package.

Reason for Request:

The proposed pipeline project is necessary to transport produced water via pipeline from various well sites located in both Adams County and Weld County, Colorado. Without this pipeline gathering network in place, operators are forced to use tanker trucks to haul away this produced water to regional produced water injection facilities.

Please answer the following questions in detail.

1. What is the proposed use?

- The proposed use on the site is for construction of an underground Produced Water Pipeline (10-inch Nominal Diameter Schedule DR 9)

2. How will the proposed use impact the surrounding properties as it relates to the following areas:

Noise - There will be no noise associated with the operation of the pipeline.

Dust - During construction dust will be mitigated per the requirements and standards that are to be met by the State Approved APEN permit. A copy of this approved permit will be supplied to the City prior to construction of the pipeline.

Odor - There will be no odors associated with the operation on site.

Safety - Pioneer Pipeline, LLC is committed to safety and the project will comply with all Federal, State and local rules and regulations to provide safe, reliable service.

Traffic - The only traffic associated with this project will be during the construction period of the pipeline. Construction is expected to take between 8 and 10 weeks to fully construct the pipeline through the city limits. After construction there will be no traffic associated with the operation of the pipeline on these parcels crossed.

Light - There will be no associated lighting required or requested for this pipeline project.

3. What are the proposed hours of operation?

- While the pipeline is being installed, construction crews will limit their working hours to between 7am and 7pm Monday through Saturday unless mitigating construction factors during underground Boring operations are needed to take longer to finish the work; once the pipeline is constructed, it will operate 24 hours a day 365 days a year.

4. Are you required to obtain any special licenses or permits through any other government agency? If yes, what types of licenses and permits are required?

- The full scope of the pipeline project will require additional permits from multiple jurisdictions A list of required permits is included in the application summary statement and questionnaire included in this application package.

5. If this application is for a daycare, how many children will you be caring for?

- N/A

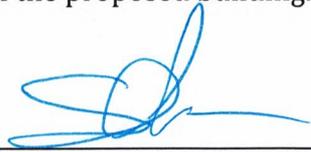
6. If this application is for an assisted living facility, how many units will you have in the facility?

- N/A

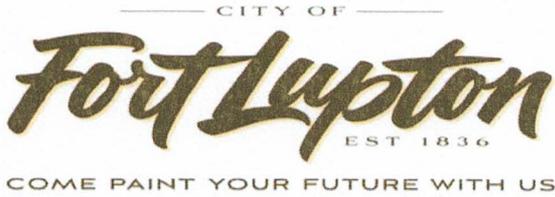
7. How many employees will work at the proposed facility?

N/A - there will be no employees on site once the pipeline is in operation.

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the City Code, Land Use Code, City Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signatures:  _____

Date: 3/5/20 _____



Planning & Building

130 S. McKinley Avenue Phone: 303-857-6694
Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

APPLICATION FOR SPECIAL USE PERMIT

A preapplication conference and site visit may be required prior to submitting the Special Use Permit Application. The applicant may meet with representatives from the Planning Department to discuss the applicant's intended submittal, the City's application requirements and processes and other information relevant to the proposed application. Please contact the Planning Department at 720-466-6128.

Applicant should provide the following:

- 1. Plat of area with proposed zoning with vicinity map identifying site and surrounding area. If you are constructing a new building or adding to an existing building as part of this application, you must also submit a plot plan, construction plans, and a drainage plan. Approval of the special use permit will be based upon the drawings submitted unless changes are recommended by the engineer, planning commission, or city council.
2. Information as requested.

The applicant is responsible for the following:

- 1. Posting a hearing notice on the property 15 days prior to the hearing.

Name of Property Owner: Kerr-Mcgee Gathering, LLC Phone: N/A

Address: 6446 County Road 19 Fort Lupton, Colorado 80621

Applicant (if different from owner): Pioneer Pipeline, LLC c/o Spence McCallie

Address: 600 17th Street, Suite 725 S, Denver, Colorado 80202

Home Phone: N/A Cell Phone: (303)815-7064

Address or location of Property for which Special Use Permit is being requested:

Parcel crossed owned by Kerr-Mcgee Gathering, LLC (Parcel #131134300009).

Legal Description Part of the SW1/4 Section 34, T2N, R67W of the 6th P.M. City of Fort Lupton, County of Weld, Colorado.

Current Zoning: Zoned I-1 (Light Industrial) See GIS Map included in application package.

Reason for Request:

The proposed pipeline project is necessary to transport produced water via pipeline from various well sites located in both Adams County and Weld County, Colorado. Without this pipeline gathering network in place, operators are forced to use tanker trucks to haul away this produced water to regional produced water injection facilities.

Please answer the following questions in detail.

1. What is the proposed use?

- The proposed use on the site is for construction of an underground Produced Water Pipeline (10-inch Nominal Diameter Schedule DR 9)

2. How will the proposed use impact the surrounding properties as it relates to the following areas:

Noise - There will be no noise associated with the operation of the pipeline.

Dust - During construction dust will be mitigated per the requirements and standards that are to be met by the State Approved APEN permit. A copy of this approved permit will be supplied to the City prior to construction of the pipeline.

Odor - There will be no odors associated with the operation on site.

Safety - Pioneer Pipeline, LLC is committed to safety and the project will comply with all Federal, State and local rules and regulations to provide safe, reliable service.

Traffic - The only traffic associated with this project will be during the construction period of the pipeline. Construction is expected to take between 8 and 10 weeks to fully construct the pipeline through the city limits. After construction there will be no traffic associated with the operation of the pipeline on these parcels crossed.

Light - There will be no associated lighting required or requested for this pipeline project.

3. What are the proposed hours of operation?

- While the pipeline is being installed, construction crews will limit their working hours to between 7am and 7pm Monday through Saturday unless mitigating construction factors during underground Boring operations are needed to take longer to finish the work; once the pipeline is constructed, it will operate 24 hours a day 365 days a year.

4. Are you required to obtain any special licenses or permits through any other government agency? If yes, what types of licenses and permits are required?

- The full scope of the pipeline project will require additional permits from multiple jurisdictions A list of required permits is included in the application summary statement and questionnaire included in this application package.

5. If this application is for a daycare, how many children will you be caring for?

- N/A

6. If this application is for an assisted living facility, how many units will you have in the facility?

- N/A

7. How many employees will work at the proposed facility?

N/A - there will be no employees on site once the pipeline is in operation.

The applicant hereby certifies that the above information, along with the attached plans and project descriptions, is correct. The applicant agrees to comply with the provisions of the zoning ordinances, building code and all other applicable sections of the City Code, Land Use Code, City Plan and all other laws and ordinances affecting the construction and occupancy of the proposed building.

Signatures:  _____

Date: 3/5/20 _____

PIONEER PIPELINE, LLC
Pioneer Produced Water Pipeline Project
City of Fort Lupton
Special Use Permit Application



Prepared By:
Tetra Tech, Inc.
1900 S Sunset Street, Suite 1E
Longmont, Colorado 80501
(720)772-5282
Ryder Reddick, Planner

Prepared For:
Pioneer Pipeline, LLC
600 17th Street, Suite 725 S
Denver, Colorado 80202
(303) 815-7064
Spence McCallie

Prepared & Submitted on April 14, 2020

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APPENDICES

- Appendix A: Fort Lupton Land Use Applications
- Appendix B: Fort Lupton Deposit Agreement
- Appendix C: Property Owner Deeds & Authorization
- Appendix D: Fort Lupton Parcel, Zoning, & Vicinity Maps
- Appendix E: Surrounding Property Owners List (Within 100 Feet)
- Appendix F: Preliminary SUP Map
- Appendix G: Surrounding Property Owners Details

1.0 PROJECT INTRODUCTION

Pioneer Water Pipeline, LLC is submitting this Special Use Permit (SUP) Application for the Pioneer Water Pipeline project. The project involves the construction of a Produced Water Pipeline within the City limits of Fort Lupton. This application has been prepared in accordance with the City of Fort Lupton published Special Use Permit requirements and criteria called out in the City of Fort Lupton Municipal Code chapters 16 and 17.

The overall pipeline system is designed to transport produced water from holding tanks at various well sites in both Adams County and Weld County, Colorado; the pipeline will cross through multiple municipalities including the City of Fort Lupton, the City of Brighton, and the City of Thornton. The destination point for the produced water is a produced water injection facility approved by Weld County under USR18-0029, located in unincorporated Weld County on Weld County Road 19, north of the intersection with Weld County Road 18. The diameter of the pipeline will be no larger than 12 inches nominal diameter at any point along the pipeline route. Once the pipeline is built, there will be no traffic associated with the operation of the pipeline.

Within the City of Fort Lupton's municipal boundaries, the pipeline will be used to transport produced water from collection point holding tanks (all located outside of the City of Fort Lupton municipal boundaries) to the water injection facility. The permitting of the Pioneer Water Pipeline through the SUP process will be completed through two separate SUP applications. This application is for the main trunk line through Fort Lupton that has the requisite easement agreements. A future application will be submitted for the additional stretch of the pipeline route that will connect to the main trunk line. At this time, the necessary easement agreements are still being negotiated with the property owners for this additional stretch of pipeline and the second application will be submitted for this stretch as soon as those negotiations are complete.

1.1 NEED, PURPOSE, AND BENEFITS

This proposed pipeline project is necessary to transport produced water from various well sites located in both Adams County and Weld County, Colorado. Produced water is a byproduct of the oil and gas extraction process at these well sites; the water is collected during the extraction process and subsequently transported to treatment or disposal facilities. Without pipeline gathering networks in place, operators are forced to use tanker trucks to haul away this produced water and transport it to regional produced water treatment or disposal facilities. Given the overall size of the operation, this process currently adds a significant number of trucks to local collector roads and highways. This increases risk to local motorists and pedestrians, wear on infrastructure, pollution from vehicle emissions and hazards to the environment. Once the proposed pipeline is in place, approximately 300 trucks per day will be removed from the roads, which will be a significant benefit for the City of Fort Lupton and the surrounding area.

The proposed pipeline covered under this SUP application will not substantially alter the character of the districts or neighborhoods in which it is developed; almost all of the project within the City's jurisdiction will be developed underground and along easements obtained from individual property owners and parcels it proposes to cross. The small portion proposed above ground will be located on the Kerr-McGee Gathering, LLC (Parcel #131134300009) currently developed for oil and gas operations, limiting any impacts it will have on the surrounding area.

1.2 PIPELINE ROUTE (WITHIN THE CITY OF FORT LUPTON)

The location of the pipeline through the City of Fort Lupton, as well as a full overview map of the entire pipeline route, can best be understood by looking at the map provided in Appendix D. Below is a written description of the location of the proposed pipeline.

The proposed produced water pipeline will enter the City of Fort Lupton's municipal boundaries on a parcel of land owned by 4 Z Investments, LLC (Parcel #146910400020) located in the SE1/4 of Section 10, Township 1N, Range

67W of the 6th P.M. City of Fort Lupton, County of Weld, Colorado. At this location, the pipeline will travel directly north, approximately ½ mile, entirely across the 4 Z Investments, LLC property before exiting the City of Fort Lupton municipal boundaries. From there, the pipeline will continue to travel in a general north direction approximately 1.5 miles before entering the City of Fort Lupton municipal boundaries for a second time. At this point, the pipeline will cross the City of Fort Lupton maintained County Road 14 right-of-way and exit the City-maintained area once again. The pipeline will continue to travel north approximately 550 feet before again entering the City's jurisdictional boundaries for a third time, onto a parcel owned by Kerr-McGee Gathering, LLC (Parcel #131134300009) located in the SW ¼ of Section 34, Township 2N, Range 67W of the 6th P.M. City of Fort Lupton, County of Weld, Colorado. Once on the Kerr-McGee Gathering, LLC parcel, the pipeline will travel directly north a little less than a ½ mile before leaving the parcel and the City of Fort Lupton for the final time.

1.3 INFRASTRUCTURE REQUIRED WITHIN CITY LIMITS (PRODUCED WATER PIPELINE SPECIFICATIONS)

The Pioneer Water Pipeline will be a produced water pipeline gathering system comprised of High-Density Polyethylene (HDPE) pipe with a Raised Temperature (PE-RT). The portions of the pipeline proposed with this SUP application will be a 12-inch nominal diameter DR11 PE-RT pipeline, designed for an operating temperature of 150 degrees Fahrenheit (DegF) and a maximum operating temperature of 180 DegF. This combination of temperature and wall thickness for the pipeline, within the City Municipal Boundaries, yields a Maximum Operating Pressure (MOP) of 128 psig.

Currently, there is only one above-ground appurtenance area planned within the City of Fort Lupton's municipal boundaries. This above-ground appurtenance area will be located on the Kerr-McGee Gathering, LLC parcel (parcel #131134300009). It will include a 40-foot x 30-foot designated area that will house one launcher and up to two receivers on-site. This above-ground equipment area is shown on the SUP preliminary map provided (see Appendix F).

The pipeline will generally be installed by using traditional trench and cover techniques with a minimum of four feet of cover; it will include tracer wire and pipeline markers for positive location of the pipeline in the future. All roads, railroads, ditches, waterways, and other sensitive areas will be crossed and installed by using Horizontal Directional Drilling (HDD) or Auger Boring (aka Pipe-Jacking) to not impact the above-ground features. The specifications for the pipeline are listed below:

Outside Diameter of pipe:	12.750 inches
W.T. of the pipe:	1.159 inches min
Design Stress:	642psi @150 Deg F per ISO 9080 (1160psi @70 Deg F)

1.4 CONSTRUCTION SCHEDULE

The time of construction for the Pioneer Pipeline included in this SUP application is dependent on the timing of the permitting of other reaches of the pipeline outside of the City of Fort Lupton. Within the City of Fort Lupton, construction of the portion of the pipeline covered under this SUP is currently expected to begin as soon as possible in the Spring of 2020 and is anticipated to take approximately 3 weeks to complete. Following approval of the SUP by the City of Fort Lupton, Pioneer Water Pipeline will update the City on the construction schedule.

Once construction commences, construction crews will limit their working hours of operation between 7:00 a.m. and 7:00 p.m. Monday through Saturday, unless mitigating construction factors during underground boring operations are needed to finish the work.

2.0 APPLICATION FOR SPECIAL USE PERMIT

This SUP Application and all accompanying Appendices have been developed in accordance with the City of Fort Lupton published criteria at the time of submittal. Appendix A of this application package contains a complete Land Use Application Form signed by Pioneer Water Pipeline and two Application for Special Use Permit forms signed by the two property owners (4 Z Investments and Kerr McGee).

2.1 DEPOSIT AGREEMENT & APPLICATION FILING FEE

Appendix B of this application package includes a signed and notarized City of Fort Lupton deposit agreement. Electronic payment will be made after initial review of the application by the City in the amount of \$3,650 to cover the initial fee deposit of \$2,500 plus the \$1,150 Special Use Permit application fee.

2.2 PROOF OF OWNERSHIP & AUTHORIZATION

For both parcels crossed, Pioneer Pipeline will obtain an easement along the full extent of the pipeline route prior to construction of the line. Within the City of Fort Lupton municipal boundaries, the SUP application for the pipeline proposes to cross two parcels owned by two different property owners.

Pioneer is currently in good-faith negotiations with all the property owners impacted along the pipeline route to finalize non-exclusive right-of-way and easement agreements for this pipeline through these parcels. All required recorded pipeline easement agreements will be supplied to the City as a condition of approval of the Special Use Permit prior to construction of the pipeline. The application submittal includes authorization forms signed by each property owner crossed within Fort Lupton's municipal boundaries. The authorization forms state Pioneer Pipeline, LLC is authorized to apply for all City of Fort Lupton permits required for this proposed pipeline project across each property owner's parcel. Appendix C contains copies of the authorization forms.

The only other land crossed within the City municipal boundaries is right-of-way for WCR 14 that is maintained by City of Fort Lupton. A right-of-way crossing permit will be obtained from the City for this crossing.

2.3 VICINITY MAPS

Appendix D contains a vicinity map showing the pipeline route crossing through the City of Fort Lupton municipal boundaries (Figure 1) and an overview map showing the overall pipeline route through Adams County and Weld County (Figure 2).

2.4 ADDITIONAL STATE PERMITTING NEEDS & APPROVAL STATUS

For this pipeline project, two State of Colorado Division of Health and Environment (CDPHE) approved permits are needed prior to construction within the City of Fort Lupton municipal boundaries. CDPHE requires that an Air Pollutant Emissions Notice (APEN) Permit be approved prior to construction of the pipeline for dust control during the initial construction phase of the overall pipeline. CDPHE also requires an updated and approved Stormwater Management Plan prior to construction of the project. Currently, all State applications are being processed with CDPHE and copies of the approved permits will be provided to the City of Fort Lupton for review prior to final approval of the SUP permit.

2.5 LIST OF PROPERTY OWNERS

Appendix E of the application package contains a map and a detailed list showing all parcels within 100 feet of the proposed pipeline route and address for each parcel in that 100-foot buffered area. Also included is a full set of No. 10 envelopes with mailing labels added for all property owners within 100 feet of the proposed pipeline crossing, first-class postage included, and the City of Fort Lupton's return address added.

2.6 SPECIAL USE PERMIT ALIGNMENT MAP

Appendix F of the application package contains a preliminary SUP alignment map to be reviewed by the City for completeness. Prior to final approval of the SUP map for final signoff and recording, any additional items such as development standards and recorded easement information will be added to the map by Pioneer's surveyor per the City's request.

2.7 COMMUNITY OUTREACH

While community outreach is not a requirement of the SUP application process, on March 2, 2020, Pioneer mailed project information to all property owners within 100 feet of the full extent of the proposed pipeline to be permitted through Fort Lupton. As mentioned at the beginning of this document, Pioneer Pipeline is still negotiating with some of the landowners.

Each of the neighboring property owners received documents that included a notice letter explaining the pipeline project, contact information for submitting questions, a FAQ Sheet, a diagram to illustrate how the pipeline transportation system will replace trucking; and a map showing the pipeline alignment through Fort Lupton. All documentation provided in this outreach mailer is included in Appendix G. To date, we have not received feedback from any neighbors.

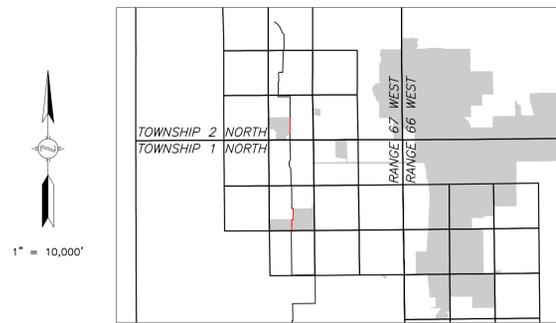
This SUP application includes only a portion of the pipeline through Fort Lupton. Another SUP application will be submitted when agreements are concluded with the remaining landowners that will have a portion of the pipeline on their property.

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
PROJECT NO. SUP2020-###
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2 North, Range 67 West of the 6th P.M. Weld County, Colorado

GENERAL LEGAL DESCRIPTION FOR WATER ALIGNMENT

BEGINNING IN SECTION 27, TOWNSHIP 1 NORTH, RANGE 66 WEST AND CONTINUING THROUGH FT LUPTON AT TWO DIFFERENT LOCATIONS ALONG THE LATERAL AND MAINLINE, WHICH ENDS AT SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST.
 ROUTE INTERSECTS FORT LUPTON CITY LIMITS WITHIN SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST, AND SECTION 34, TOWNSHIP 2 NORTH, RANGE 67 WEST.

VICINITY MAP



LEGAL DESCRIPTION OF WATER EASEMENTS (CONTINUED)

PARCEL 6 - CO-WELD-1-19 (SHEETS 2 & 3)
 A STRIP OF LAND ON A PARCEL OF LAND OWNED BY 4 Z INVESTMENTS, LLP AND IS LOCATED IN A PART OF THE SE 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;

A 10 FEET WIDE PERMANENT EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE SE CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH ALUMINUM CAP "PLS 38213"), FROM WHICH THE S 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND 1/2" IRON ROD WITH CAP "PLS 30462") BEARS N 89°34'00" W, A DISTANCE OF 2,655.57 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, S 89°34'00" W, A DISTANCE OF 2,647.28 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:
 1) N 00°28'11" W, A DISTANCE OF 1,308.50 FEET;
 2) N 88°52'07" E, A DISTANCE OF 176.08 FEET;
 3) N 00°25'47" W, A DISTANCE OF 1,261.12 FEET;
 4) N 01°01'00" W, A DISTANCE OF 5.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE E 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH CAP "PLS 38213") BEARS N 87°55'24" E, A DISTANCE OF 2,467.36 FEET.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 2,751.4 FEET (166.75 RODS), CONTAINING A COMBINED AREA OF 27,512.97 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

PARCEL 7 - CO-WELD-1-10 (SHEET 4)
 A STRIP OF LAND ON A PARCEL OF LAND OWNED BY KERR MCGEE GATHERING LLC AND IS LOCATED IN A PART OF THE E 1/2 / SW 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;

A 10 FEET WIDE PERMANENT EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 CENTERLINE DESCRIPTION

COMMENCING AT THE SW CORNER OF SAID SECTION 34 (AS MONUMENTED BY A FOUND IRON ROD WITH CAP "PLS 25937"), FROM WHICH THE W 1/4 CORNER OF SAID SECTION 34 (AS MONUMENTED BY A FOUND IRON ROD WITH CAP "PLS ILLEGIBLE") BEARS N 00°32'54" W, A DISTANCE OF 2,642.51 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE N 73°53'35" E, A DISTANCE OF 2,659.21 FEET TO A POINT ON A SOUTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:
 1) N 00°04'02" E, A DISTANCE OF 1,898.14 FEET;
 2) N 00°14'03" W, A DISTANCE OF 24.26 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE SAID W 1/4 CORNER OF SAID SECTION 34 BEARS S 89°36'23" W, A DISTANCE OF 2,582.31 FEET.

THE SIDE LINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE ON SAID PARCEL BOUNDARY LINES.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 1,922.39 FEET (116.51 RODS), CONTAINING AN AREA OF 19,224.7650 SQUARE FEET OR 0.44 ACRES, MORE OR LESS.

GENERAL NOTES

- The property shall be maintained to the curb or roadway if no curb exists.
- Any transfer of ownership of the Special Use Permit must be approved by Fort Lupton City Council.
- In the event traffic numbers and usage significantly exceed those represented by the Property Owner and relied upon by the City for completion of the traffic study applicable to this project, future improvements to the truck routes may be required by the City for reasons related to site activity or truck circulation patterns and numbers, roadway classification changes and newly permitted facilities affecting the truck haul route traffic usage. Property Owner shall pay a proportionate cost share of future improvements not described herein based on the Property Owner's percentage of truck total trips using the current data on the haul route in comparison to the numbers and usage represented by Applicant in completion of the traffic study. The City may retain a third party traffic study consultant to evaluate traffic data usage by Property Owner and provide said study to Property Owner prior to the imposition of any costs stated herein.

OWNER'S APPROVAL

Know All Men By These Presents, that Pioneer Water Pipeline LLC, being the sole owner or grantee, as applicable, of the real property interests described herein, does hereby consent to this plat.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this ____ day of _____, 2020.

Pioneer Water Pipeline LLC
 By: _____
 <name & title of Pioneer rep here>

The foregoing instrument was acknowledged before me by _____, as _____ of Pioneer Water Pipeline LLC on this ____ day of _____, 2020.

CITY ENGINEER'S APPROVAL

Approved this ____ day of _____, 2020

 City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ____ day of _____, 2020

 Director of Public Works

CITY ADMINISTRATOR'S APPROVAL

Approved this ____ day of _____, 2020

 City Administrator

PLANNING COMMISSION RECOMMENDATION

Approved this ____ day of _____, 2020, by Resolution No. _____

 Chairperson, Fort Lupton Planning Commission

MAYOR'S CERTIFICATE

This is to certify that a plat of the above-described property was approved by a resolution no. _____ of the City of Fort Lupton passed and adopted on the ____ day of _____, A.D., 2020, and that the Mayor of the City of Fort Lupton, as authorized by said resolution no. _____, on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest: _____
 Mayor

 City Clerk
 (sea)

FOR REVIEW ONLY

REV	DATE	REVISION	CHECKS/APPROVALS
0	03/06/20	ISSUED FOR REVIEW	SCALE: AS NOTED
1	04/09/20	UPDATED DRAWING PER REDLINES	DWN. BY: RAS 03/06/20
			CHK. BY: JAW 03/06/20
			APPD. BY: WJC 03/06/20
			JOB NO: 62100
			A/E NO:



encompass ENCOMPASS ENERGY SERVICES
 14800 SB MARY'S LANE
 SUITE 200
 HOUSTON, TX 77079 USA

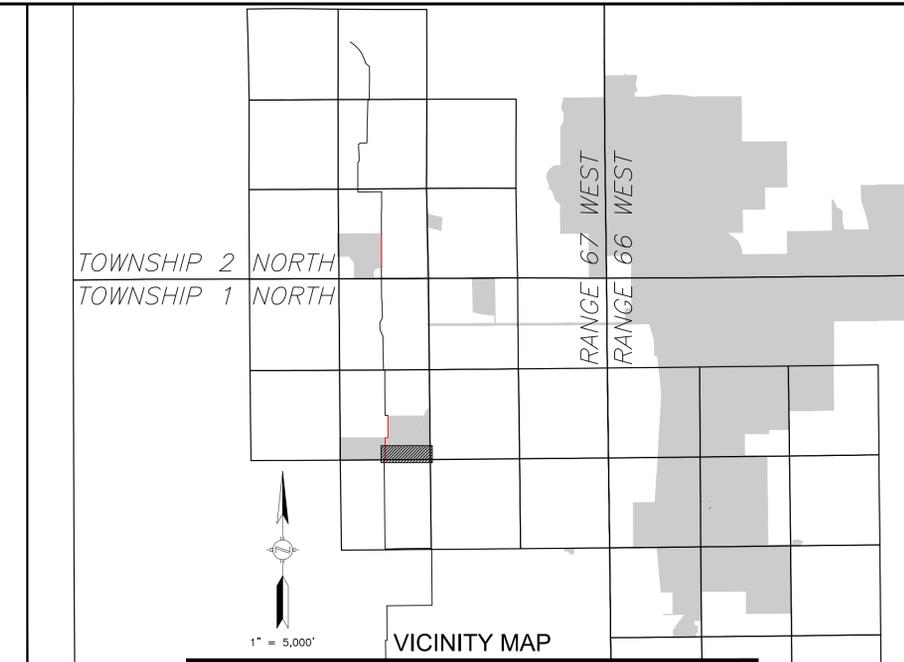
SUP2020-###
 BEING A PORTION OF
 TOWNSHIP 1 NORTH, RANGE 67 WEST,
 SECTION 10
 AND
 TOWNSHIP 2 NORTH, RANGE 67 WEST,
 SECTION 34



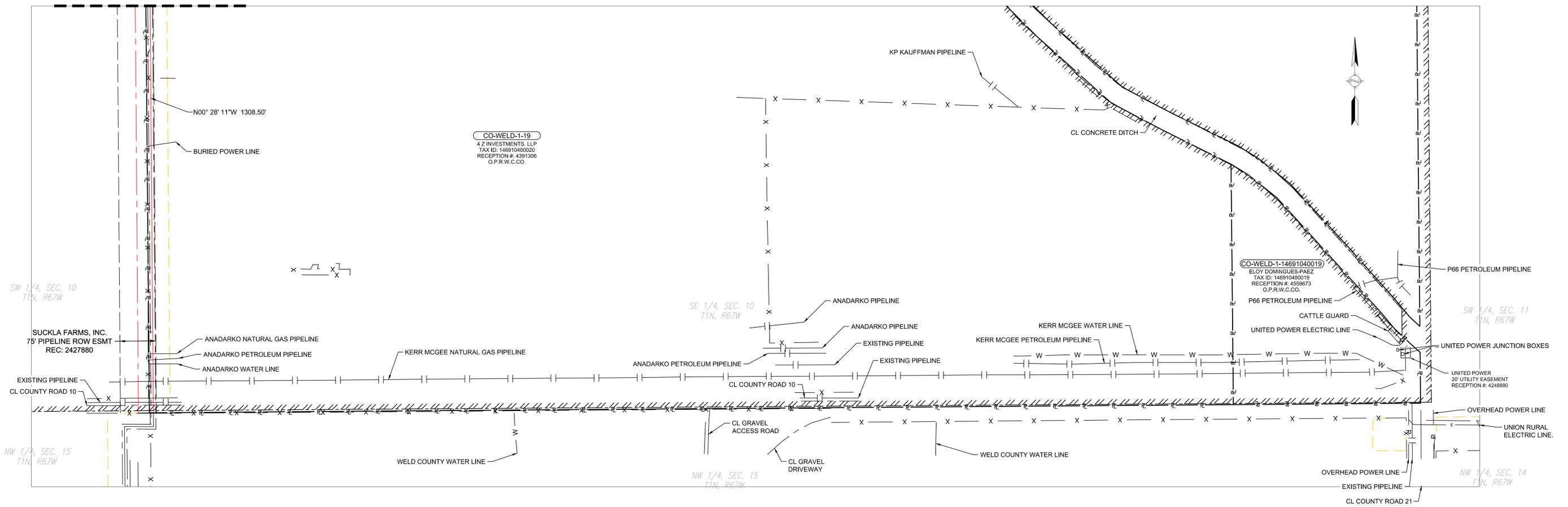
PREPARED FOR:
PIONEER WATER PIPELINE LLC
 2015 CLUBHOUSE DRIVE SUITE 201, GREELEY, CO 80634

DWG NO: 62100-FL-PER-001 SHEET 1 OF 4 REV: 1

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
 PROJECT NO. SUP2020-###
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
 North Range 67 West of the 6th P.M. Weld County, Colorado



SEE SHEET 3
 MATCH LINE



FOR REVIEW ONLY

LEGEND	
	PROPOSED TRANSMISSION LINE
	PERMANENT EASEMENT BOUNDARY
	TEMPORARY EASEMENT BOUNDARY
	APPROXIMATE CITY BOUNDARY BASED ON ARCGIS FORT LUTPON ZONING MAP
	AGRICULTURAL ZONE
	PROPERTY LINE
	SECTION LINE
	FENCE LINE
	EXISTING PIPELINE
	WATER SUPPLY LINE
	C/L ROAD
	C/L WATERBODY
	OVERHEAD POWER
	FIBER OPTIC CABLE
	ELECTRIC LINE
	TELEPHONE LINE
	POWER POLE



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			JOB NO: 62100
			AFE NO:

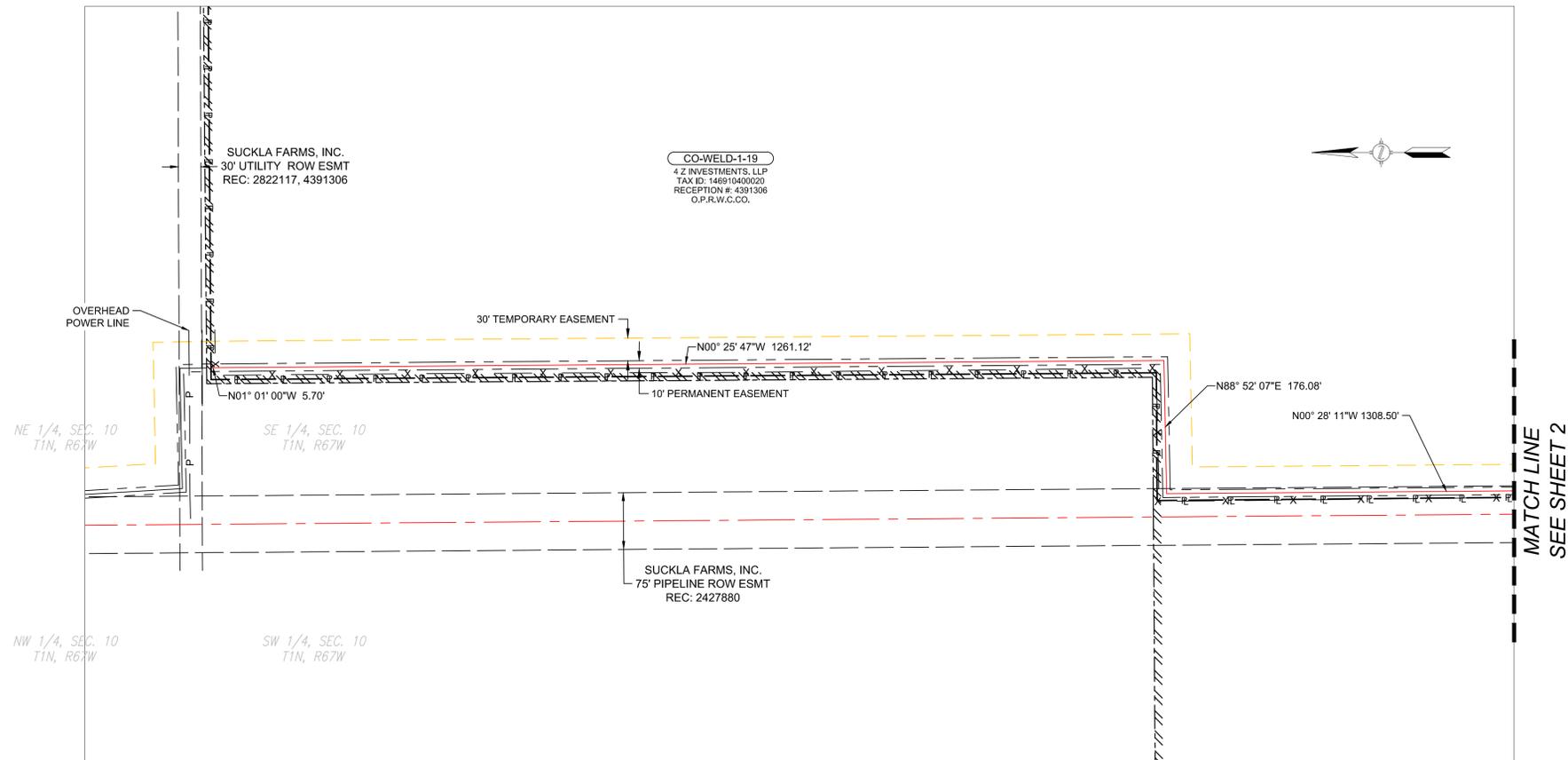
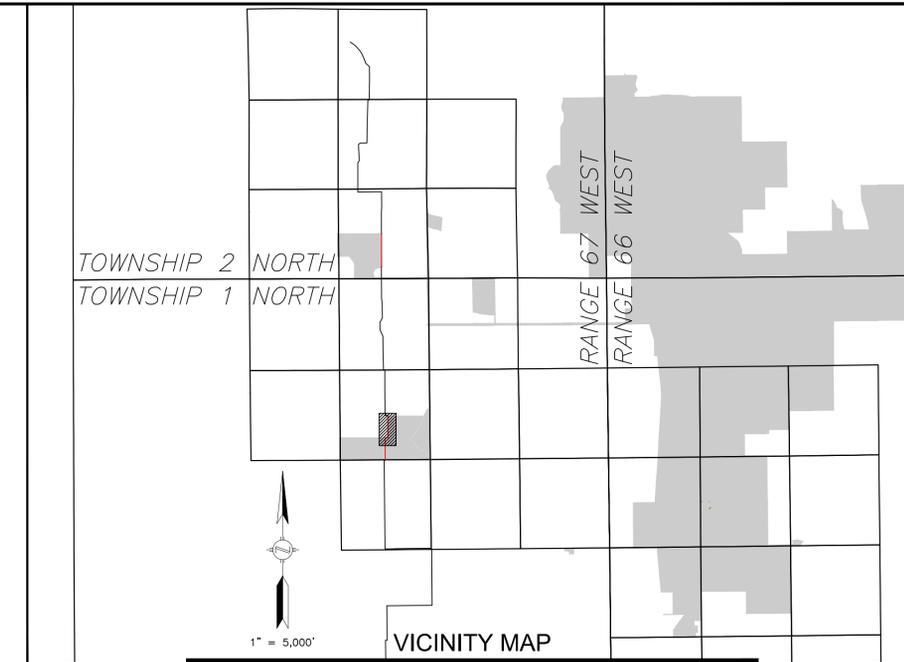
encompass ENCOMPASS ENERGY SERVICES
 14800 SH. MARY'S LANE
 SUITE 200
 HOUSTON, TX 77079 USA

SUP2020-###
 BEING A PORTION OF
 TOWNSHIP 1 NORTH, RANGE 67 WEST,
 SECTION 10
 AND
 TOWNSHIP 2 NORTH, RANGE 67 WEST,
 SECTION 34
 PREPARED FOR:
PIONEER WATER PIPELINE LLC
 2015 CLUBHOUSE DRIVE SUITE 201, GREELEY, CO 80634

DWG NO: 62100-FL-PER-002 SHEET 2 OF 4 REV: 1

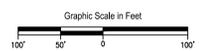
P:\00000 - HOUSTON PROJECTS\62100_PIONEER\05-MAPPING\03-ALIGNMENTS\CITY OF FT. LUTPON_PERMIT_REVISED.DWG

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
 PROJECT NO. SUP2020-###
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
 North Range 67 West of the 6th P.M. Weld County, Colorado



FOR REVIEW ONLY

LEGEND	
	PROPOSED TRANSMISSION LINE
	PERMANENT EASEMENT BOUNDARY
	TEMPORARY EASEMENT BOUNDARY
	APPROXIMATE CITY BOUNDARY BASED ON ARCGIS FORT LUPTON ZONING MAP
	AGRICULTURAL ZONE
	PROPERTY LINE
	SECTION LINE
	FENCE LINE
	EXISTING PIPELINE
	WATER SUPPLY LINE
	C/L ROAD
	C/L WATERBODY
	OVERHEAD POWER
	FIBER OPTIC CABLE
	ELECTRIC LINE
	TELEPHONE LINE
	POWER POLE



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			APPD. BY: WJC 03/06/20
			JOB NO: 62100
			AFE NO:

Pioneer Pipeline

811
CALL BEFORE YOU DIG

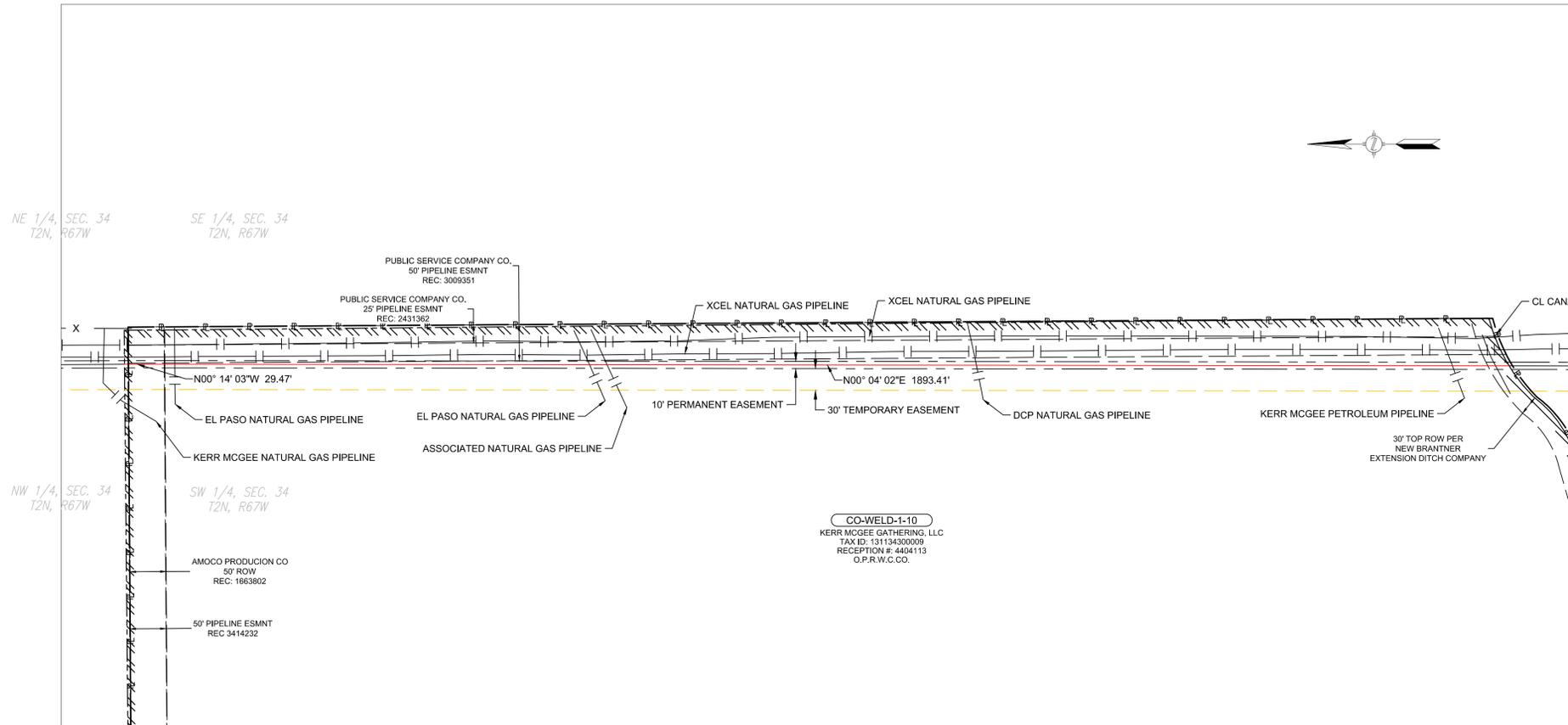
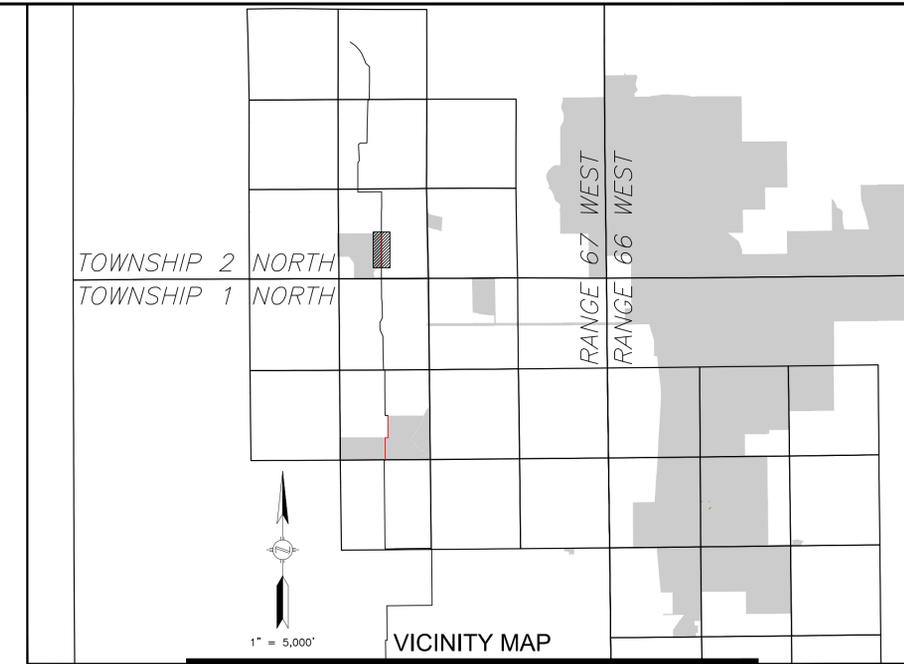
SUP2020-###
 BEING A PORTION OF
 TOWNSHIP 1 NORTH, RANGE 67 WEST,
 SECTION 10
 AND
 TOWNSHIP 2 NORTH, RANGE 67 WEST,
 SECTION 34

PREPARED FOR:
PIONEER WATER PIPELINE LLC
 2015 CLUBHOUSE DRIVE SUITE 201, GREELEY, CO 80634

DWG NO: **62100-FL-PER-003** SHEET **3** OF **4** REV: **1**

encompass ENCOMPASS ENERGY SERVICES 14800 S. MARY'S LANE SUITE 200 HOUSTON, TX 77079 USA

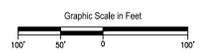
PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
 PROJECT NO. SUP2020-###
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
 North Range 67 West of the 6th P.M. Weld County, Colorado



CO-WELD-1-10
 KERR MCGEE GATHERING, LLC
 TAX ID: 13113430009
 RECEPTION #: 4404113
 O.P.R.W.C.CO.

FOR REVIEW ONLY

LEGEND	
	PROPOSED TRANSMISSION LINE
	PERMANENT EASEMENT BOUNDARY
	TEMPORARY EASEMENT BOUNDARY
	APPROXIMATE CITY BOUNDARY BASED ON ARCGIS FORT LUPTON ZONING MAP
	AGRICULTURAL ZONE
	PROPERTY LINE
	SECTION LINE
	FENCE LINE
	EXISTING PIPELINE
	WATER SUPPLY LINE
	C/L ROAD
	C/L WATERBODY
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			JOB NO: 62100
			AFE NO:

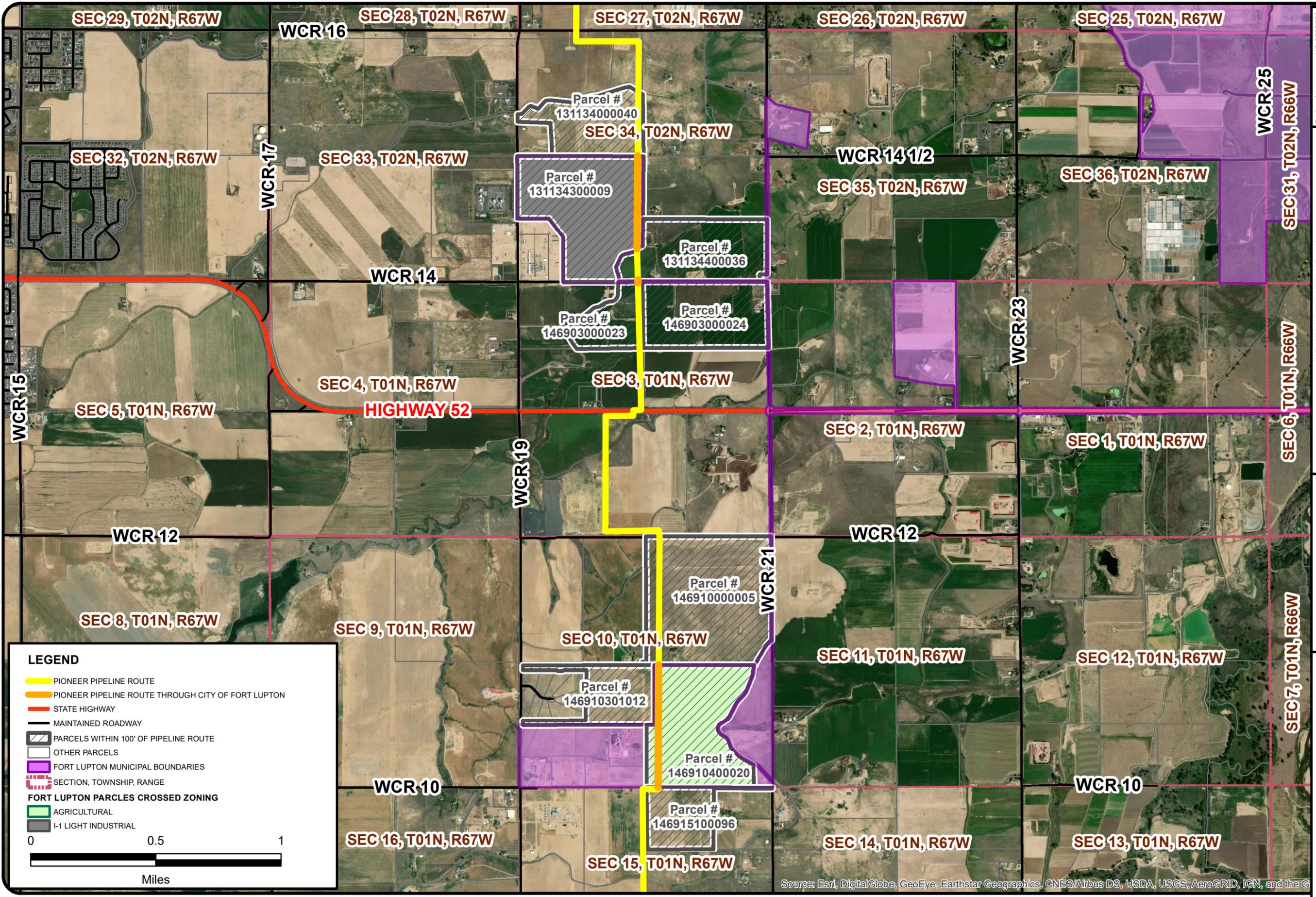
encompass
 ENCOMPASS ENERGY SERVICES
 14600 S. MARY'S LANE
 SUITE 230
 HOUSTON, TX 77079 USA

SUP2020-###
 BEING A PORTION OF
 TOWNSHIP 1 NORTH, RANGE 67 WEST,
 SECTION 10
 AND
 TOWNSHIP 2 NORTH, RANGE 67 WEST,
 SECTION 34
 PREPARED FOR:
PIONEER WATER PIPELINE LLC
 2015 CLUBHOUSE DRIVE SUITE 201, GREELEY, CO 80634

DWG NO: 62100-FL-PER-004
 SHEET 4 OF 4
 REV: 1

**APPENDIX D:
FORT LUPTON PARCELS CROSSED, ZONING, & VICINITY MAPS**

4/14/2020 - O:\PROJECTS\LONGMONT\0533\117-0533070\GIS\MXD\CITY_OF_FORTLUPTON\SUP#1\FORTLUPTONPARCELS_CROSSED_ZONING_MAP_SUP#1.MXD - RYDER REDDICK



LEGEND

- PIONEER PIPELINE ROUTE
- PIONEER PIPELINE ROUTE THROUGH CITY OF FORT LUPTON
- STATE HIGHWAY
- MAINTAINED ROADWAY
- PARCELS WITHIN 100' OF PIPELINE ROUTE
- OTHER PARCELS
- FORT LUPTON MUNICIPAL BOUNDARIES
- SECTION, TOWNSHIP, RANGE

FORT LUPTON PARCELS CROSSED ZONING

- AGRICULTURAL
- I-1 LIGHT INDUSTRIAL

0 0.5 1
Miles

Project No.: 117-0533070
 Date: APRIL 7, 2020
 Designed By: RJR
 Appendix D Figure No. 001

PIONEER WATER PIPELINE, LLC
 PIONEER PRODUCED WATER PIPELINE
 CITY OF FORT LUPTON - SPECIAL USE PERMIT APPLICATION
PIPELINE ROUTE CROSSING CITY OF FORT LUPTON PARCELS
 &
 PARCELS WITHIN 100 FEET OF ROUTE WITHIN CITY LIMITS

TETRA TECH
 www.tetratech.com
 1900 S. Sunset Street, Ste. 1-E
 Longmont, Colorado 80501
 PHONE: (303) 772-5282 FAX: (303) 772-7039

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the G

26-MAR-2010 C:\USERS\JEREMY.ANDRYAUSKAS\DOCUMENTS\TETRA\TECH\TEMPLATES\TETRA\TECH\H85X11\NEW3.MXT

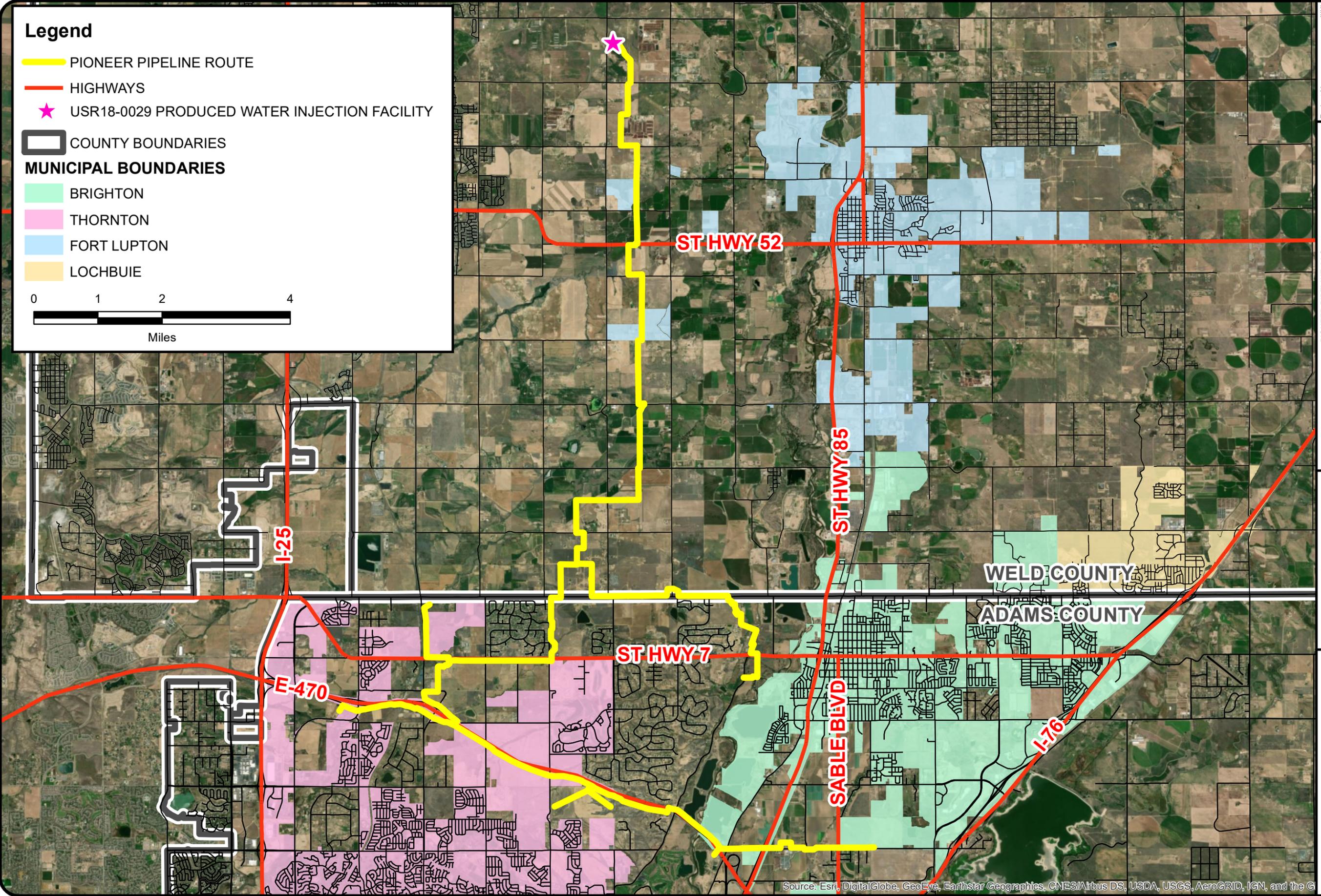
Legend

-  PIONEER PIPELINE ROUTE
-  HIGHWAYS
-  USR18-0029 PRODUCED WATER INJECTION FACILITY
-  COUNTY BOUNDARIES

MUNICIPAL BOUNDARIES

-  BRIGHTON
-  THORNTON
-  FORT LUPTON
-  LOCHBUIE

0 1 2 4
Miles



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the G

Project No.:
Date: APRIL 7, 2020
Designed By: RJR

PIONEER PIPELINE, LLC
WELD COUNTY & ADAMS COUNTY
COLORADO

TETRA TECH
www.tetratech.com
1900 S. Sunset Street, Ste. 1-F
Longmont, Colorado 80501
PHONE: (303) 772-5282 FAX: (303) 772-7039

Appendix D Figure No.
002



PIONEER PRODUCED WATER PIPELINE PROJECT - PARCELS CROSSED WITHIN THE CITY OF FORT LUPTON'S MUNICIPAL BOUNDARIES

PARCEL	NAME	ADDRESS	CITY	STATE	ZIPCODE	PIPELINE CROSSES PARCEL	JURISDICTION	FORT LUPTON CURRENT ZONING
146910400020	4 Z INVESTMENTS LLP	9075 COUNTY ROAD 10	FORT LUPTON	CO	806218447	YES	FORT LUPTON	Agricultural
131134300009	KERR-MCGEE GATHERING LLC	PO BOX 173779 C/O TRAVIS HOLLAND PROPERTY TAX	DENVER	CO	802173779	YES	FORT LUPTON	I-1 (Light Industrial)

**APPENDIX G:
SURROUNDING PROPERTY OWNER LETTER & MAILING**



Notice of Pioneer Water Pipeline Project

Dear Fort Lupton area neighbor,

This notice is to let you know that we, Pioneer Water Pipeline, LLC (operated by Expedition Water Services, LLC), are proposing to permit, construct, own, and operate a pipeline system that will carry production water from 22 oil and gas production facilities in Adams and Weld Counties to an existing disposal facility known as EWS #6, located off of WCR 19 between WCR 18 and WCR 20. Production water, also known as wastewater, is recovered as byproduct that is brought to the surface during oil and gas production. Currently, trucks take the production water from the 22 oil and gas production facilities to EWS #6 for disposal. Rather than continue to have this water trucked to EWS #6, Pioneer Water Pipeline decided to pursue building a pipeline to transport the water to EWS #6 for disposal. By piping the water rather than having it trucked, Pioneer Water Pipeline will help reduce the need for up to 150 truck trips per day and eliminate approximately 5,000,000 truck miles from local community roads each year.

We are sending you this notice because we will soon submit an application to the City of Fort Lupton (City) to obtain a permit to allow our pipeline to traverse portions of the City. You own property that will be located within 100' of where we are proposing to permit and construct the pipeline through Fort Lupton. We are reaching out to you to inform you of the proposed project and let you know we are available to answer questions you may have.

Attached to this notice is some information to help you better understand the proposed project including:

- A Pioneer Water Pipeline Diagram
- A map showing the location of the proposed pipeline through the City of Fort Lupton.
- A list of frequently asked questions and their answers.

If, after reviewing the information, you have any questions or concerns, please reach out to either one of our permitting consultants from Tetra Tech. Their contact information is listed below:

Pam Hora: pam.hora@tetrattech.com or 720-864-4507
Ryder Reddick: ryder.reddick@tetrattech.com or 720-864-4603

Sincerely,

Pioneer Water Pipeline, LLC



Spence McCallie
VP of Engineering



Pioneer Water Pipeline Project FAQs

How long is the total length of the pipeline and what is the pipeline made of?

The Pioneer Produced Water Pipeline will be a network of approximately 48 miles of pipeline. The pipe will be 4- to 12 inch-diameter high-density polyethylene (HDPE).

What size easement will the pipeline be in?

The pipeline will be located inside a 10-foot-wide permanent easement plus an additional 30-foot-wide temporary workspace.

Is this pipeline going to carry fracking water?

Most of the production water is groundwater from the rock formation; however, some water used during hydraulic fracturing will mix with groundwater during hydraulic fracturing and it will be transported through the pipeline with groundwater.

What is in the water that is coming out of the wells?

Production water is brine water which is approximately twice as salty as sea water. It naturally occurs within rock formations underground. In addition, the production water contains trace amounts of oil, gas, and chemicals. Once the production water reaches Expedition's injection well facility (EWS #6), it will be treated to remove the trace amounts of oil, gas and chemicals leaving behind the salt in the water which is then pumped back into the ground into a saltwater aquifer. The injected water is similar in composition to the saltwater aquifer.

Will there be any surface appurtenances along the pipeline route?

Only a few surface structures will be located along the pipeline route. They will be safety shutoff stations that will generally be at a pipeline junction and where the pipeline changes diameter. None of these stations will be located in Fort Lupton.

What is the projected lifetime of the injection site?

The injection site is currently estimated to have a lifespan of 20 years, and it has been in-service since July 2019.

When will the pipeline be constructed?

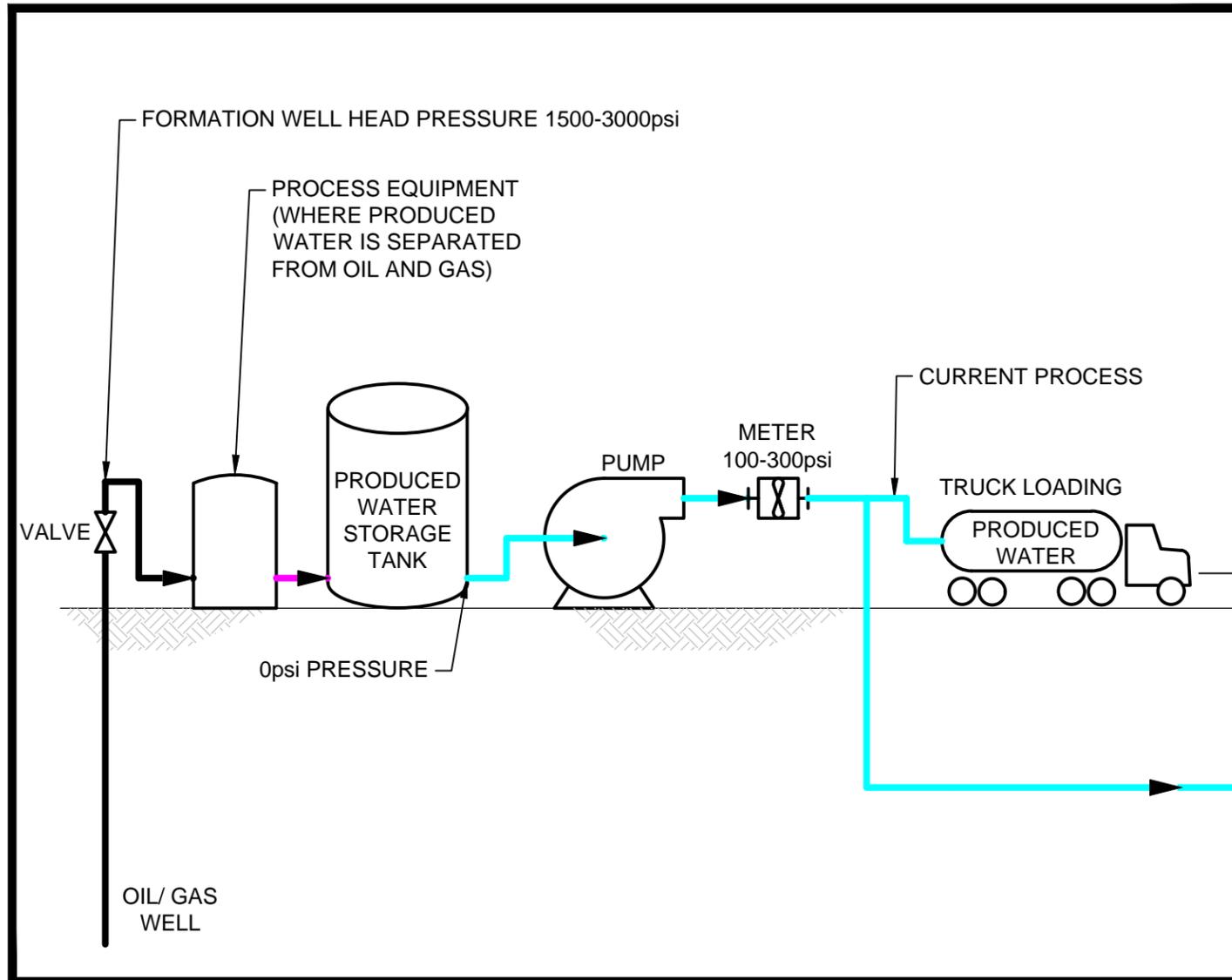
The pipeline in and around Fort Lupton is planned to begin in late spring and summer of 2020.

Would this Project be able to connect to future oil and gas production facilities if needed?

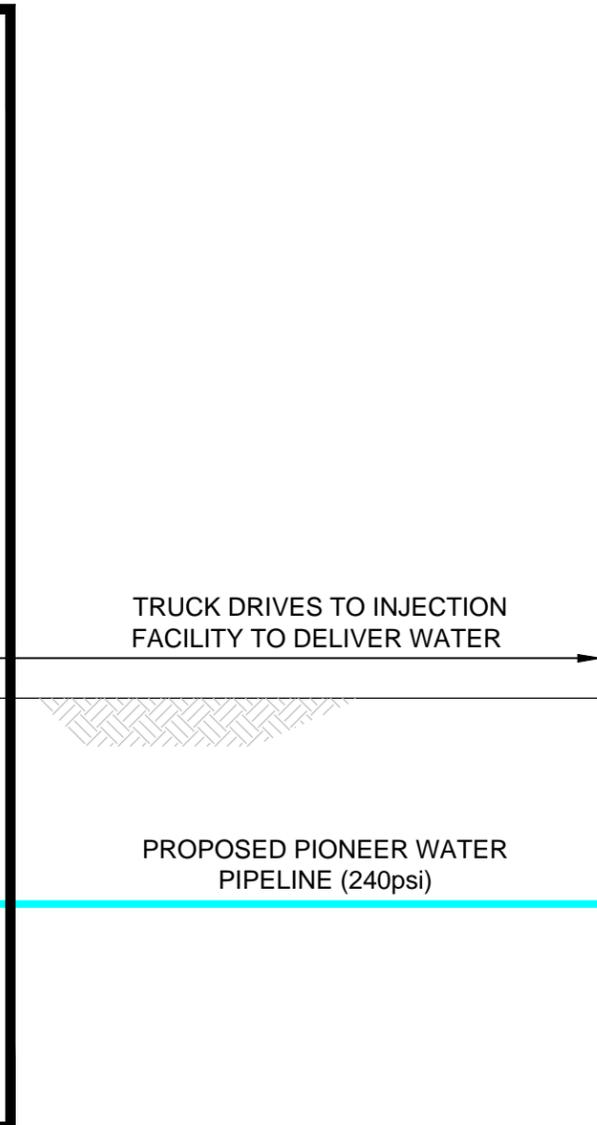
Yes, this pipeline will have the capacity to carry produced water from future oil and gas facilities, depending on timing and location of those facilities.

PIONEER WATER PIPELINE DIAGRAM

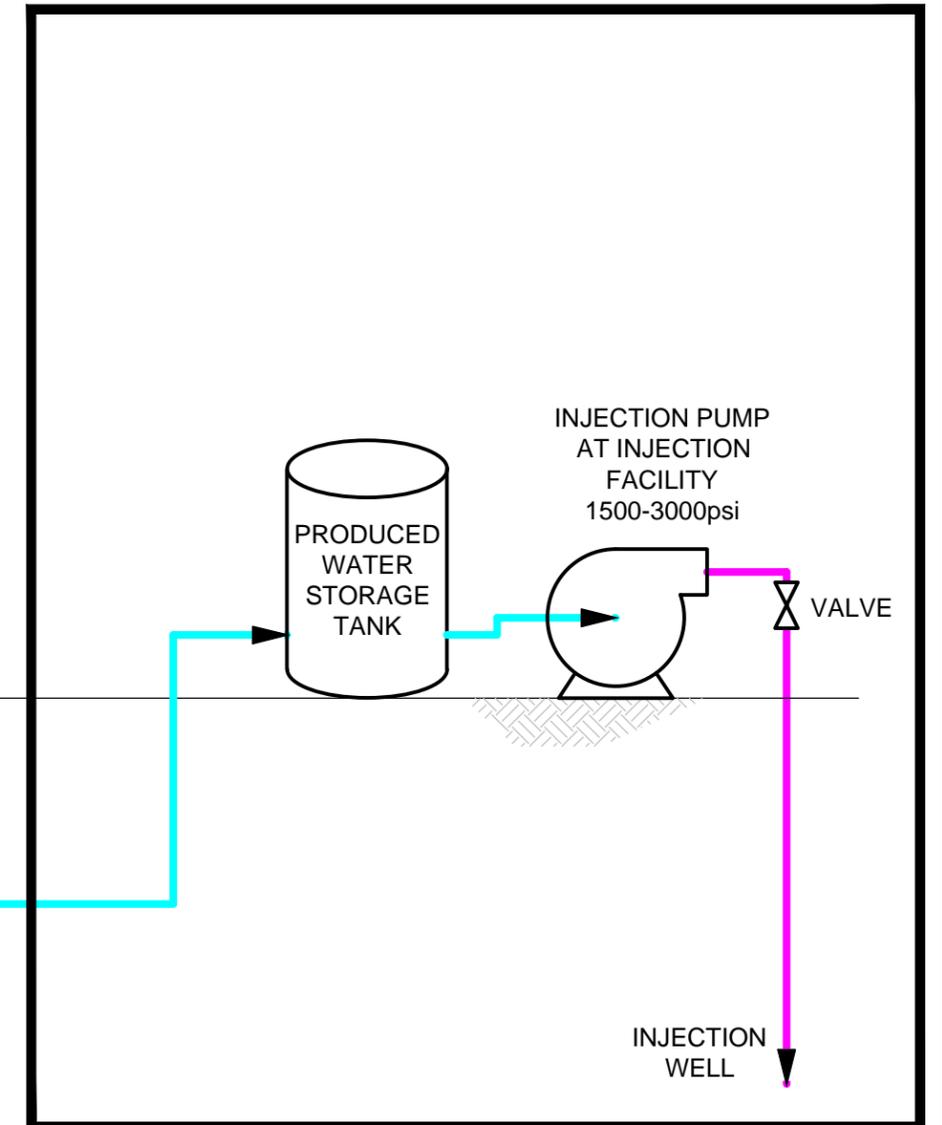
PERMITTED OIL & GAS PRODUCTION FACILITY



TRANSPORTATION SYSTEM



EXISTING EWS #6 INJECTION / DISPOSAL FACILITY



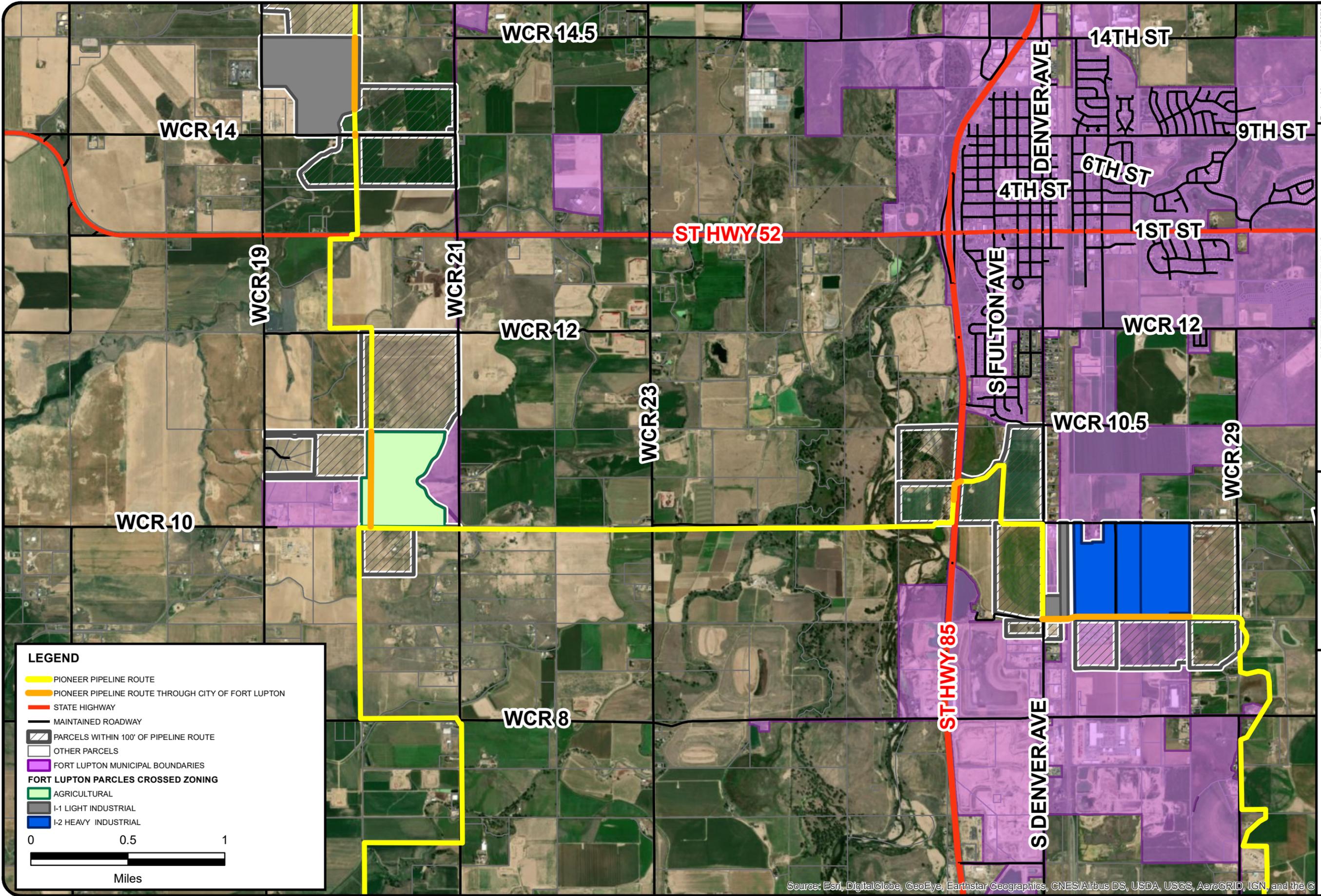
THE PIONEER WATER PIPELINE WILL REDUCE THE NEED FOR UP TO 150 TRUCK TRIPS PER DAY AND ELIMINATE FIVE MILLION TRUCK MILES FROM LOCAL COMMUNITY ROADS EACH YEAR.

LEGEND

-  OIL/ GAS FLOWLINE
-  PRODUCED WATER FLOWLINE (HIGH psi)
-  PRODUCED WATER GATHERING/ TRANSMISSION PIPELINE (LOW psi)
- *psi = POUNDS PER SQUARE INCH



3/2/2020 - O:\PROJECTS\LONGMONT\0533117-0533070\GIS\MXD\CITY_OF_FORTLUPTON\FORT LUPTON PARCELS CROSSED ZONING MAP1.MXD - RYDER REDDICK



LEGEND

- PIONEER PIPELINE ROUTE
- PIONEER PIPELINE ROUTE THROUGH CITY OF FORT LUPTON
- STATE HIGHWAY
- MAINTAINED ROADWAY
- PARCELS WITHIN 100' OF PIPELINE ROUTE
- OTHER PARCELS
- FORT LUPTON MUNICIPAL BOUNDARIES

FORT LUPTON PARCELS CROSSED ZONING

- AGRICULTURAL
- I-1 LIGHT INDUSTRIAL
- I-2 HEAVY INDUSTRIAL

0 0.5 1
Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the G

Project No.: 117-0533070
Date: MARCH 2, 2020
Designed By: RJR
Figure No.: 001

PIONEER WATER PIPELINE, LLC
PIONEER PRODUCED WATER PIPELINE
CITY OF FORT LUPTON - SPECIAL USE PERMIT APPLICATION
PIPELINE ROUTE CROSSING CITY OF FORT LUPTON PARCELS & PARCELS WITHIN 100 FEET OF ROUTE WITHIN CITY LIMITS

TETRA TECH
www.tetratech.com
1900 S. Sunset Street, Ste. 1-E
Longmont, Colorado 80501
PHONE: (303) 772-5282 FAX: (303) 772-7039

0 0.5 1
Miles

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the G

**PROOF OF PUBLICATION
FORT LUPTON PRESS
WELD COUNTY
STATE OF COLORADO**

I, Steve Smith, do solemnly swear that I am the Publisher of the **Fort Lupton Press** the same is a weekly newspaper printed and published in the County of Weld, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of Weld 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 **27th day of May, 2020** the last on the **27th day of May, 2020**.



Publisher, Subscribed and sworn before me,
this **27th day of May, 2020**



Notary Public.

Bobi Lopez
Notary Public
State of Colorado
Notary ID 20024002511
My Commission Expires
March 26, 2023

**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a special use permit known as the Pioneer Water Pipeline LLC Special Use Permit for produced water pipeline. This pipeline will extend through portions of Weld County and Adams County, and will be located within two parcels within the City of Fort Lupton's Municipal Boundaries. The north parcel is located north and adjacent to County Road 14 and east and adjacent to County Road 19 in Fort Lupton, Colorado in the 'I-1' Light Industrial Zone district. The south parcel is located approximately 0.51 miles east of County Road 19 and approximately 0.53 miles south of County Road 12 in Fort Lupton, Colorado in the 'A' Agriculture Zone District.

The public hearings are to be held before the Planning Commission on Thursday, June 11, 2020, at 6:00 P.M., and before the City Council on Tuesday, July 7, 2020 at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

**ALL INTERESTED PERSONS MAY
ATTEND.**

LEGAL DESCRIPTION

PARCEL 6 – CO-WELD-1-19

A STRIP OF LAND ON A PARCEL OF LAND OWNED BY 4 Z INVESTMENTS, LLP AND IS LOCATED IN A PART OF THE SE 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;

A 10 FEET WIDE PERMANENT EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SE CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH ALUMINUM CAP "PLS 38213"), FROM WHICH THE S 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND 1/2" IRON ROD WITH CAP "PLS 30462") BEARS N 89°34'00" W, A DISTANCE OF 2,655.57 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, S 89°34'00" W, A DISTANCE OF 2,647.28 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:

- 1) N 00°26'11" W, A DISTANCE OF 1,308.50 FEET;
- 2) N 88°52'07" E, A DISTANCE OF 176.08 FEET;
- 3) N 00°25'47" W. A DISTANCE OF 1,261.12 FEET;
- 4) N 01°01'00" W, A DISTANCE OF 5.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE E 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH CAP "PLS 38213") BEARS N 87°55'24" E, A DISTANCE OF 2,467.36 FEET.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 2,751.4 FEET (166.75 RODS), CONTAINING A COMBINED AREA OF 27,512.97 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

PARCEL 7 - CO-WELD-1-10

A STRIP OF LAND ON A PARCEL OF LAND OWNED BY KERR MCGEE GATHERING LLC AND IS LOCATED IN A PART OF THE E 1/2 / SW 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;

A 10 FEET WIDE PERMANENT EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

CENTERLINE DESCRIPTION

COMMENCING AT THE SW CORNER OF SAID SECTION 34 (AS MONUMENTED BY A FOUND IRON ROD WITH CAP "PLS 25937"), FROM WHICH THE W 1/4 CORNER OF SAID SECTION 34 (AS MONUMENTED BY A FOUND IRON ROD WITH CAP "PLS ILLEGIBLE") BEARS N 00°32'54" W, A DISTANCE OF 2,642.51 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE N 73°53'35" E, A DISTANCE OF 2,659.21 FEET TO A POINT ON A SOUTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

- 1) N 00°04'02" E, A DISTANCE OF 1,898.14 FEET;
- 2) N 00°14'03" W, A DISTANCE OF 24.26 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE SAID W 1/4 CORNER OF SAID SECTION 34 BEARS S 89°36'23" W, A DISTANCE OF 2,582.31 FEET.

THE SIDE LINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE ON SAID PARCEL BOUNDARY LINES.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 1,922.39 FEET (116.51 RODS), CONTAINING AN AREA OF 19,224.7650 SQUARE FEET OR 0.44 ACRES, MORE OR LESS.

Published in: Fort Lupton Press
Published on: May 27, 2020
000YHEI



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

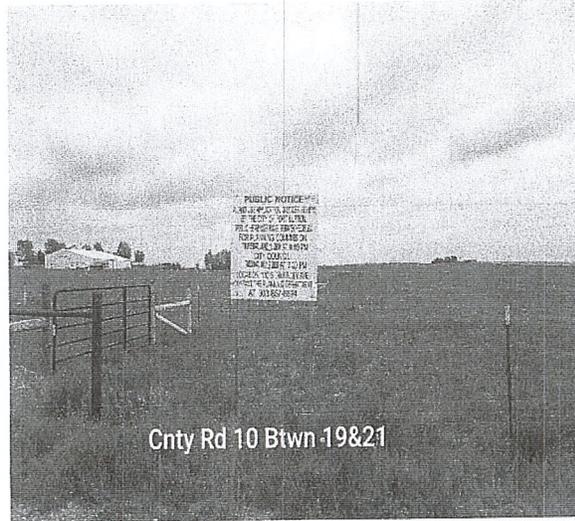
Phone: 303.857.6694
Fax: 303.857.0351

Sign Posting Affidavit

Pioneer Water Pipeline LLC Special Use Permit
Project No. LUP2020-0017 / Plan No. SUP2020-0004



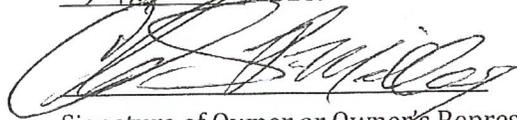
County Road 14



Cnty Rd 10 Btwn 19&21

County Road 10 between County Road 19 and
County Road 21

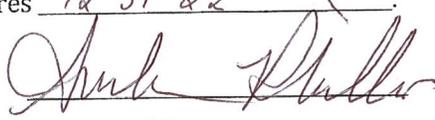
I, Charles Miller hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 28 day of May, 2020.



Signature of Owner or Owner's Representative

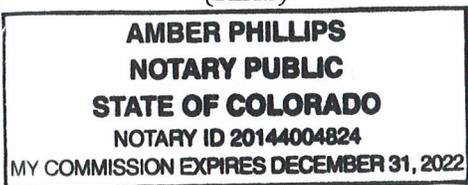
The foregoing instrument was acknowledged before me by Charles Miller, this 28 day of May, 2020. Witness my hand and seal.

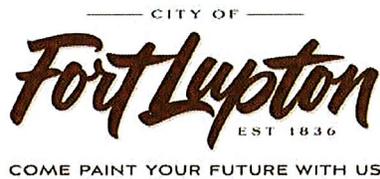
My commission expires 12-31-22.



Notary Public

(SEAL)





CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 26th day of May, 2020, a true and correct copy of the foregoing Notice of Public Hearings and Special Use Permit map for the Pioneer Water Pipeline LLC Special Use Permit was sent via U.S. Mail, postage pre-paid, to the following addresses:

WILSON ELIZABETH A
PO BOX 268
WATKINS, CO 80137

SPINDLE HILL ENERGY LLC
1 S WACKER DR STE 2020
CHICAGO, IL 60606

ROBINSON GREGORY N
9502 COUNTY ROAD 16
FORT LUPTON, CO 80621

SPURLING DIANA LEE
PO BOX 215
DACONO, CO 80514

DERR CHRISTOPHER RAY
DERR GREGORY WAYNE
23616 N 118TH LN
SUN CITY, AZ 85373

KERR-MCGEE GATHERINGS LLC
PO BOX 173779
DENVER, CO 80217

SICKLER DORA M
SICKLER MARVIN C
9549 COUNTY ROAD 14
FORT LUPTON, CO 80621

GITTLEIN FAMILY FARMS LLC
5820 COUNTY ROAD 19
FORT LUPTON, CO 80621

SUCKLA FARMS INC
4468 COUNTY ROAD 19
FORT LUPTON, CO 80621

JZM LLC
4200 COUNTY ROAD 19
FORT LUPTON, CO 80621

4 Z INVESTMENTS LLP
9075 COUNTY ROAD 10
FORT LUPTON, CO 80621

DOMINGUEZ-PAEZ ELOY
4023 COUNTY ROAD 21
FORT LUPTON, CO 80621

WARD MATTHEW R TRUST
3871 COUNTY ROAD 21
FORT LUPTON, CO 80621

BUCKMEIER KATHY R
BUCKMEIER STANIS J
420 E 104TH PLACE
NORTHGLENN, CO 80233

LEE PAO (HEIRS OF)
LEE MAY ZOUA
9332 COUNTY ROAD 10
FORT LUPTON, CO 80621

City Official



**CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a special use permit known as the Pioneer Water Pipeline LLC Special Use Permit for a produced water pipeline. This pipeline will extend through portions of Weld County and Adams County, and will be located within two parcels within the City of Fort Lupton's Municipal Boundaries. The north parcel is located north and adjacent to County Road 14 and east and adjacent to County Road 19 in Fort Lupton, Colorado in the 'I-1' Light Industrial Zone district. The south parcel is located approximately 0.51 miles east of County Road 19 and approximately 0.53 miles south of County Road 12 in Fort Lupton, Colorado in the 'A' Agriculture Zone District.

The public hearings are to be held before the Planning Commission on Thursday, June 11, 2020, at 6:00 P.M., and before the City Council on Tuesday, July 7, 2020 at 7:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

LEGAL DESCRIPTION

PARCEL 6 – CO-WELD-1-19

A STRIP OF LAND ON A PARCEL OF LAND OWNED BY 4 Z INVESTMENTS, LLP AND IS LOCATED IN A PART OF THE SE 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;

A 10 FEET WIDE PERMANENT EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SE CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH ALUMINUM CAP "PLS 38213"), FROM WHICH THE S 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND 1/2" IRON ROD WITH CAP "PLS 30462") BEARS N 89°34'00" W, A DISTANCE OF 2,655.57 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, S 89°34'00" W, A DISTANCE OF 2,647.28 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:

- 1) N 00°26'11" W, A DISTANCE OF 1,308.50 FEET;
- 2) N 88°52'07" E, A DISTANCE OF 176.08 FEET;
- 3) N 00°25'47" W, A DISTANCE OF 1,261.12 FEET;
- 4) N 01°01'00" W, A DISTANCE OF 5.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE E 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH CAP "PLS 38213") BEARS N 87°55'24" E, A DISTANCE OF 2,467.36 FEET.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 2,751.4 FEET (166.75 RODS), CONTAINING A COMBINED AREA OF 27,512.97 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

PARCEL 7 - CO-WELD-1-10

A STRIP OF LAND ON A PARCEL OF LAND OWNED BY KERR MCGEE GATHERING LLC AND IS LOCATED IN A PART OF THE E 1/2 / SW 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;

A 10 FEET WIDE PERMANENT EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLIOING DESCRIBED CENTERLINE:

CENTERLINE DESCRIPTION

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THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

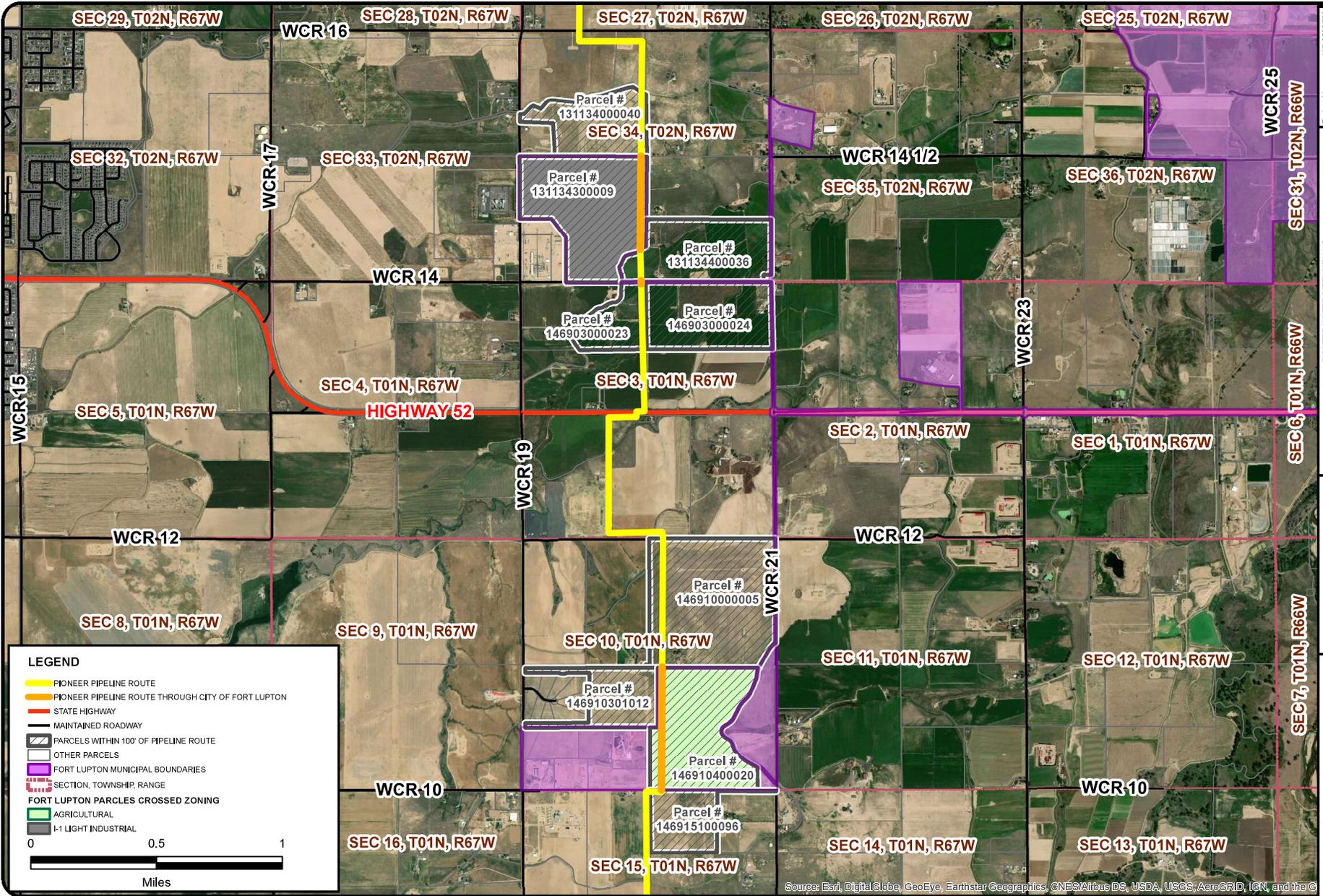
- 1) N 00°04'02" E, A DISTANCE OF 1,898.14 FEET;
- 2) N 00°14'03" W, A DISTANCE OF 24.26 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE SAID W 1/4 CORNER OF SAID SECTION 34 BEARS S 89°36'23" W, A DISTANCE OF 2,582.31 FEET.

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THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 1,922.39 FEET (116.51 RODS), CONTAINING AN AREA OF 19,224.7650 SQUARE FEET OR 0.44 ACRES, MORE OR LESS.

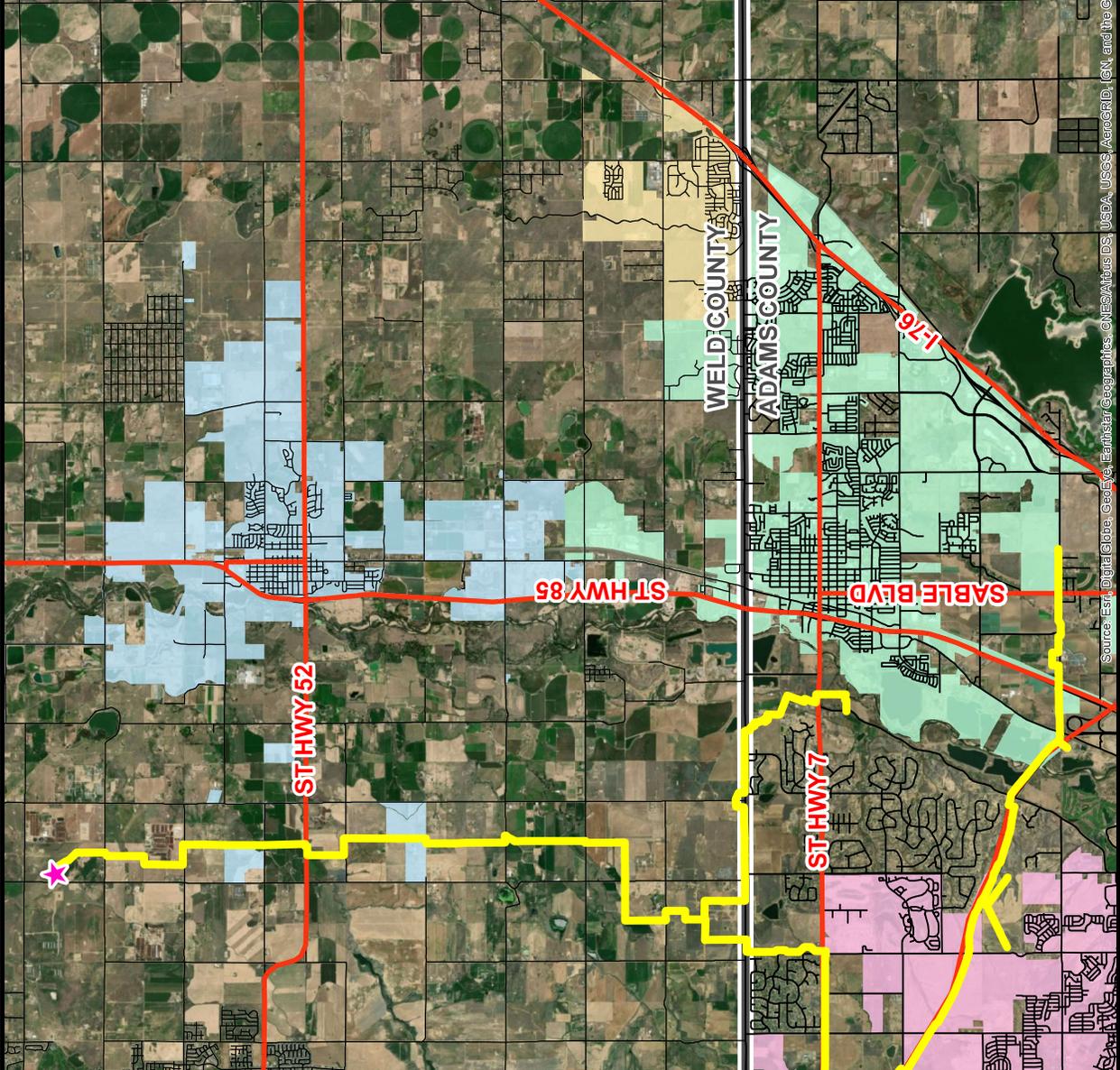
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROWS TITLED: PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT.

4/14/2020 - C:\PROJECTS\LONGMONT\05831117-4533070\GIS\MXD\CITY_OF_FORTLUPTON\SUPP\FORTLUPTON_PARCELS_CROSSED_ZONING_MAP_SUPP#.MXD - RYDER REDDICK



Project No.: 117-6553070	Date: APRIL 7, 2020	Designed By: RJR	Appendix D Figure No.: 001
PIONEER WATER PIPELINE, LLC PIONEER PRODUCED WATER PIPELINE CITY OF FORT LUPTON - SPECIAL USE PERMIT APPLICATION PIPELINE ROUTE CROSSING CITY OF FORT LUPTON PARCELS & PARCELS WITHIN 100 FEET OF ROUTE WITHIN CITY LIMITS			
www.tetratech.com 1900 S. Summit Street, Ste. 1-E Longmont, Colorado 80501 PHONE: (903) 772-5282 FAX: (303) 772-7039			

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROWS TITLED: PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT.

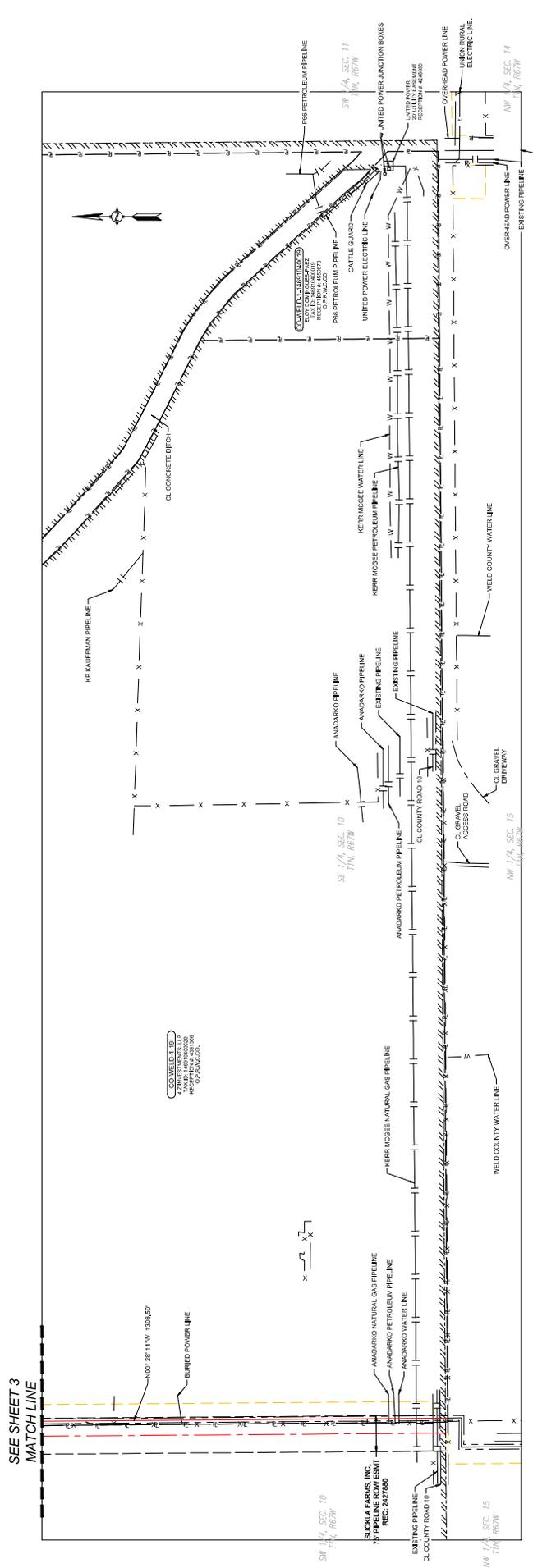
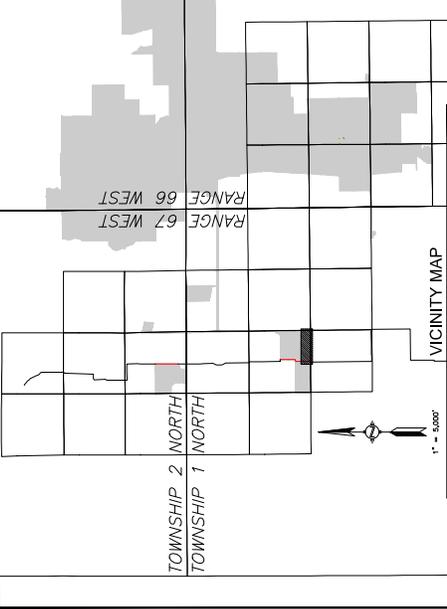


Legend

- PIONEER PIPELINE ROUTE
- HIGHWAYS
- ★ USR18-0029 PRODUCED WATER INJECTION FACILITY
- COUNTY BOUNDARIES
- MUNICIPAL BOUNDARIES**
- BRIGHTON
- THORNTON
- FORT LUPTON
- LOCHBUIE

0 1 2 4
Miles

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
 SUPPLY LINE
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
 North Range 67 West of the 6th P.M., Weld County, Colorado



FOR REVIEW ONLY

LEGEND

- PROPOSED TRANSMISSION LINE
- PERMANENT ZONING BOUNDARY
- TEMPORARY ZONING BOUNDARY
- EXISTING TRANSMISSION LINE
- EXISTING WATER SUPPLY LINE
- EXISTING GAS PIPELINE
- EXISTING OVERHEAD POWER
- EXISTING FIBER OPTIC CABLE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING POWER POLE

CHECKS/APPROVALS

REV	DATE	REVISION
0	03/06/20	ISSUED FOR REVIEW
1	04/29/20	UPDATED DRAWING FOR REVISIONS

SCALE: AS NOTED

DWN. BY: MAS 03/06/20

CHK. BY: JMM 03/06/20

APP. BY: WJC 03/06/20

JOB NO.: 62100

DATE: 03/06/20

PROJECT: SUPPLY LINE

CLIENT: PIONEER WATER PIPELINE LLC

PROJECT ADDRESS: 2015 CLUMBOURNE DRIVE SUITE 201, GREELEY, CO 80634

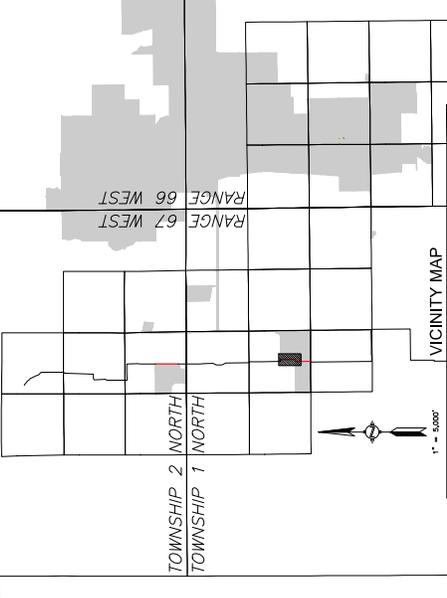
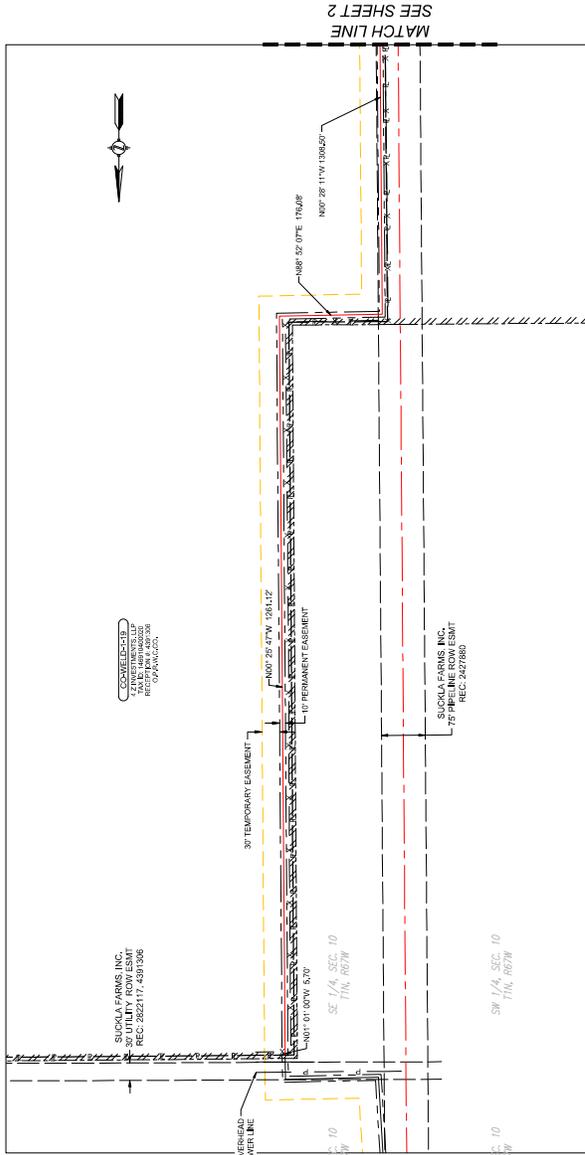
PROJECT NO.: 62100-FL-PER-002

SHEET: 2 OF 4

DATE: 03/06/20



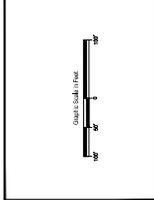
PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
FOR THE LAYING AND INSTALLATION OF WATER MAINS
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
 North Range 67 West of the 6th P.M., Weld County, Colorado



FOR REVIEW ONLY

LEGEND

	PROPOSED TRANSMISSION LINE		EXISTING PIPELINE
	PERMANENT ZONING BOUNDARY		WATER SUPPLY LINE
	TEMPORARY ZONING BOUNDARY		CO. HIGHWAY
	PERMANENT ZONING BOUNDARY		OVERHEAD POWER
	AGRICULTURAL ZONE		FIBER OPTIC CABLE
	PROPERTY LINE		ELECTRIC LINE
	SECTION LINE		TELEPHONE LINE
	ROW LINE		POWER POLE



REV	DATE	REVISION
0	03/06/20	ISSUED FOR REVIEW
1	04/29/20	UPDATED DRAWING FOR REVISIONS

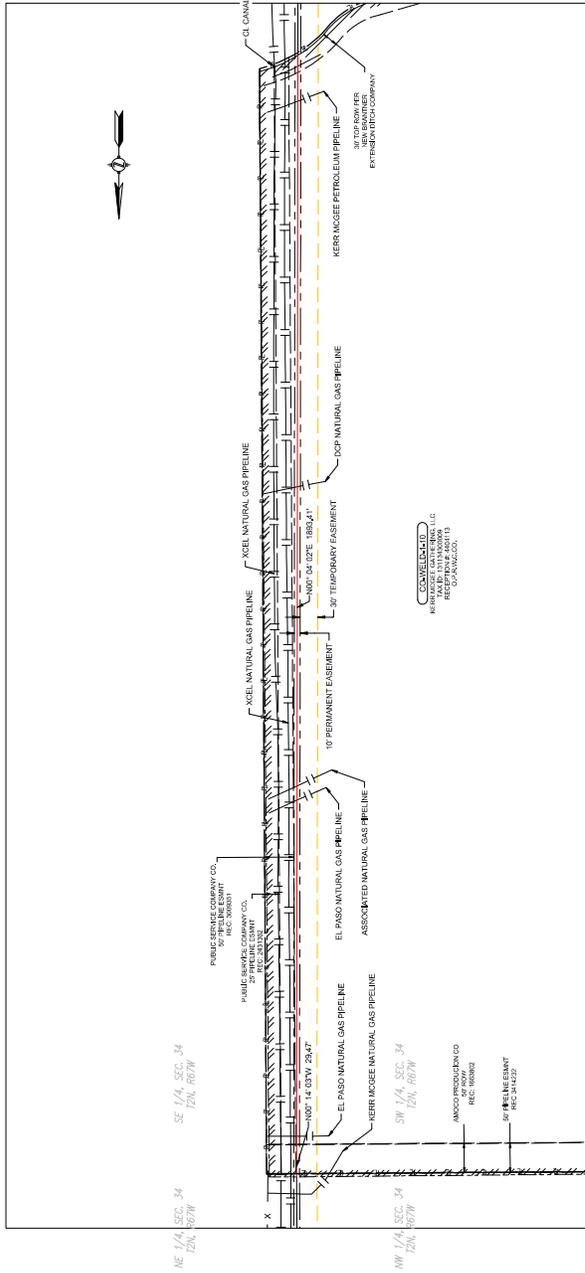
CHECKS/APPROVALS
SCALE: AS NOTED
DWN. BY: WAS 03/06/20
CHK. BY: JMM 03/06/20
APPR. BY: WJC 03/06/20
JOB NO: 62100
DATE: 03/06/20

PIONEER WATER PIPELINE LLC
 2015 CLARKBORO DRIVE SUITE 201, GREELEY, CO 80634

811
 CALL BEFORE YOU DIG
 1-800-4-A-DIG

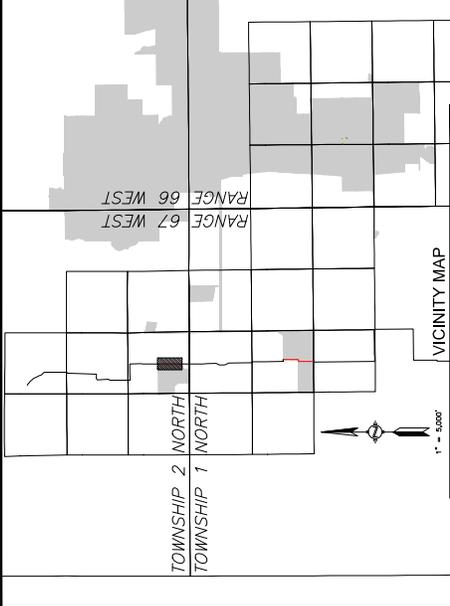
PROJECT NO: **62100-FL-PER-003** SHEET **3** OF **4**

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
FOR THE LAYING AND INSTALLATION OF WATER SUPPLY
PIPELINE IN SECTION 34, TOWNSHIP 1 NORTH, RANGES 67 WEST AND 68 WEST,
BEING PART OF SECTION 10, TOWNSHIP 1 NORTH, RANGES 67 WEST AND SECTION 34, TOWNSHIP 2
NORTH RANGE 67 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO



1" = 500'

VICINITY MAP



FOR REVIEW ONLY

LEGEND

	PROPOSED TRANSMISSION LINE
	PERMANENT EASEMENT BOUNDARY
	TEMPORARY EASEMENT BOUNDARY
	EXISTING PIPELINE
	PROPERTY LINE
	SECTION LINE
	FENCE LINE
	WATER SUPPLY LINE
	CO. HIGHWAY
	OVERHEAD POWER
	FIBER OPTIC CABLE
	ELECTRIC LINE
	TELEPHONE LINE
	POWER POLE

REV	DATE	REVISION
0	03/06/20	ISSUED FOR REVIEW
1	04/29/20	UPDATED DRAWING FOR REVISIONS

CHECKS/APPROVALS	
SCALE:	AS NOTED
DWN. BY:	WAS 03/06/20
CHK. BY:	JMM 03/06/20
APPR. BY:	WIC 03/06/20
JOB NO.:	62100
DATE:	03/06/20



PIONEER WATER PIPELINE LLC
 2015 CLARKSON DRIVE SUITE 201, GREELEY, CO 80634
 PREPARED FOR:
 SURVIVOR-MEM
 BEING A PORTION OF
 TOWNSHIP 1 NORTH, RANGE 67 WEST,
 AND TOWNSHIP 2 NORTH, RANGE 67 WEST,
 SECTION 34,
 PREPARED FOR:
 PIONEER WATER PIPELINE LLC
 2015 CLARKSON DRIVE SUITE 201, GREELEY, CO 80634
 SHEET 4 OF 4
 62100-FL-PER-004

Maria Lancto

From: Taw Tamlin <ttamlin@ftluptonfire.com>
Sent: Thursday, May 14, 2020 9:55 AM
To: Maria Lancto
Cc: Alyssa Knutson; Todd Hodges
Subject: Pioneer Pipeline Special Use Permit

Follow Up Flag: Follow up
Flag Status: Flagged

The Fort Lupton Fire Protection District has no comments or concerns with this project.

Taw Tamlin, Fire Marshal
Fort Lupton Fire Protection District
303-857-4603

Maria Lancto

From: Jake Freier
Sent: Monday, June 1, 2020 4:13 PM
To: Maria Lancto
Cc: Alyssa Knutson; Stephanie Darnell; Todd Hodges
Subject: RE: Referral Response Request: Pioneer Water Pipeline LLC Special Use Permit; LUP2020-0017; SUP2020-0004
Attachments: 004 Special Use Permit Map - JF Redlines.pdf

See the attached redlines on this guy.

Cheers,
Jake

From: Maria Lancto <MLancto@FortLuptonco.gov>
Sent: Monday, May 11, 2020 9:37 AM
To: Maria Lancto <MLancto@FortLuptonco.gov>
Cc: Alyssa Knutson <AKnutson@FortLuptonco.gov>; Stephanie Darnell <sdarnell@FortLuptonco.gov>; Todd Hodges <thodges@FortLuptonco.gov>
Subject: Referral Response Request: Pioneer Water Pipeline LLC Special Use Permit; LUP2020-0017; SUP2020-0004

Good Morning,

The documentation located at the following link is submitted to you for review and recommendation for a Special Use Permit that is being reviewed concurrently by the City of Fort Lupton. The application documents can be reviewed at the following link: [Pioneer Water Pipeline LLC Special Use Permit](#).

Any comments you consider relevant to this request would be appreciated. Please reply by **June 1, 2020**, so that we may give full consideration to your recommendation. Any response not received before or on this date may be deemed to be a favorable response to the Planning & Building Department.

The public hearings for this matter will be held at Fort Lupton City Hall – 130 S. McKinley Avenue, unless otherwise stated on the City of Fort Lupton website, and are scheduled for the following dates:

- **Planning Commission on Thursday, June 11, 2020 at 6:00 PM**
- **City Council on Tuesday, July 7, 2020 at 7:00 PM**

Comments may be sent via mail, faxed to 303.857.0351 or emailed to planningdept@fortluptonco.gov.

Your time in this matter is greatly appreciated!

Thank you,

Maria Lancto
Planner I
130 S. McKinley Ave.
Fort Lupton, CO 80621
Office: 303.857.6694

Extension: 6107
Cell: 303.718.0172



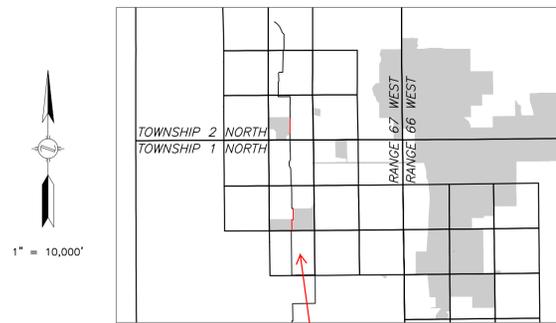
**APPENDIX F:
PRELIMINARY SUP MAP**

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
 PROJECT NO. SUP2020-###
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
 North Range 67 West of the 6th P.M. Weld County, Colorado

GENERAL LEGAL DESCRIPTION FOR WATER ALIGNMENT

BEGINNING IN SECTION 27, TOWNSHIP 1 NORTH, RANGE 66 WEST AND CONTINUING THROUGH FT LUPTON AT TWO DIFFERENT LOCATIONS ALONG THE LATERAL AND MAINLINE, WHICH ENDS AT SECTION 22, TOWNSHIP 2 NORTH, RANGE 67 WEST.
 ROUTE INTERSECTS FORT LUPTON CITY LIMITS WITHIN SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST, AND SECTION 34, TOWNSHIP 2 NORTH, RANGE 67 WEST.

VICINITY MAP



Label sections in the vicinity map, at least the two where it crosses city limits line, for reference purposes and use another symbol (for example, a thicker black line) because color is not allowed for in the recording process

spell out "FORT"

LEGAL DESCRIPTION OF WATER EASEMENTS (CONTINUED)

PARCEL 6 - CO-WELD-1-19 (SHEETS 2 & 3)
 A STRIP OF LAND ON A PARCEL OF LAND OWNED BY 4 Z INVESTMENTS, LLP AND IS LOCATED IN A PART OF THE SE 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;
 A 10 FEET WIDE PERMANENT EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SE CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH ALUMINUM CAP "PLS 38213"), FROM WHICH THE S 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND 1/2" IRON ROD WITH CAP "PLS 30462") BEARS N 89°34'00" W, A DISTANCE OF 2,655.57 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;
 THENCE, ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND, S 89°34'00" W, A DISTANCE OF 2,647.28 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES:

- 1) N 00°28'11" W, A DISTANCE OF 1,308.50 FEET;
- 2) N 88°52'07" E, A DISTANCE OF 176.08 FEET;
- 3) N 00°25'47" W, A DISTANCE OF 1,261.12 FEET;
- 4) N 01°01'00" W, A DISTANCE OF 5.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE E 1/4 CORNER OF SAID SECTION 10 (AS MONUMENTED BY A FOUND MONUMENT WITH CAP "PLS 38213") BEARS N 87°55'24" E, A DISTANCE OF 2,467.36 FEET.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 2,751.4 FEET (166.75 RODS), CONTAINING A COMBINED AREA OF 27,512.97 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

PARCEL 7 - CO-WELD-1-10 (SHEET 4)

A STRIP OF LAND ON A PARCEL OF LAND OWNED BY KERR MCGEE GATHERING LLC AND IS LOCATED IN A PART OF THE E 1/2 / SW 1/4 OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 67 WEST, OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;
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CENTERLINE DESCRIPTION

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THENCE N 73°53'35" E, A DISTANCE OF 2,659.21 FEET TO A POINT ON A SOUTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

- 1) N 00°04'02" E, A DISTANCE OF 1,898.14 FEET;
- 2) N 00°14'03" W, A DISTANCE OF 24.26 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL OF LAND, SAID POINT BEING THE POINT OF TERMINUS, FROM WHICH THE SW 1/4 CORNER OF SAID SECTION 34 BEARS S 89°36'23" W, A DISTANCE OF 2,582.31 FEET.

THE SIDE LINES OF SAID EASEMENT ARE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE ON SAID PARCEL BOUNDARY LINES.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED CENTERLINE IS 1,922.39 FEET (116.51 RODS), CONTAINING AN AREA OF 19,224.7650 SQUARE FEET OR 0.44 ACRES, MORE OR LESS.

Is it 1898.14' or 1893.41'? The drawing does not match.

Is it 24.26' or 29.47'? It's different on the drawing.

GENERAL NOTES

1. The property shall be maintained to the curb or roadway if no curb exists.
2. Any transfer of ownership of the Special Use Permit must be approved by Fort Lupton City Council.
3. In the event traffic numbers and usage significantly exceed those represented by the Property Owner and relied upon by the City for completion of the traffic study applicable to this project, future improvements to the truck routes may be required by the City for reasons related to site activity or truck circulation patterns and numbers, roadway classification changes and newly permitted facilities affecting the truck haul route traffic usage. Property Owner shall pay a proportionate cost share of future improvements not described herein based on the Property Owner's percentage of truck total trips using the current data on the haul route in comparison to the numbers and usage represented by Applicant in completion of the traffic study. The City may retain a third party traffic study consultant to evaluate traffic data usage by Property Owner and provide said study to Property Owner prior to the imposition of any costs stated herein.

OWNER'S APPROVAL

Know All Men By These Presents, that Pioneer Water Pipeline LLC, being the sole owner or grantee, as applicable, of the real property interests described herein, does hereby consent to this plat.

IN WITNESS WHEREOF, I have hereunto set our hands and seals this ____ day of _____, 2020.

Pioneer Water Pipeline LLC

By: _____
 <name & title of Pioneer rep here>

The foregoing instrument was acknowledged before me by _____, as _____ of Pioneer Water Pipeline LLC on this ____ day of _____, 2020.

CITY ENGINEER'S APPROVAL

Approved this ____ day of _____, 2020 _____
 City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ____ day of _____, 2020 _____
 Director of Public Works

CITY ADMINISTRATOR'S APPROVAL

Approved this ____ day of _____, 2020 _____
 City Administrator

PLANNING COMMISSION RECOMMENDATION

Approved this ____ day of _____, 2020, by Resolution No. _____

 Chairperson, Fort Lupton Planning Commission

MAYOR'S CERTIFICATE

This is to certify that a plat of the above-described property was approved by a resolution no. _____ of the City of Fort Lupton passed and adopted on the ____ day of _____, A.D., 2020, and that the Mayor of the City of Fort Lupton, as authorized by said resolution no. _____, on behalf of the City of Fort Lupton, hereby acknowledges and adopts the said plat upon which this certificate is endorsed for all purposes indicated thereon.

Attest: _____
 Mayor

City Clerk
 (sea)

FOR REVIEW ONLY

REV	DATE	REVISION	CHECKS/APPROVALS
0	03/06/20	ISSUED FOR REVIEW	SCALE: AS NOTED
1	04/09/20	UPDATED DRAWING PER REDLINES	DWN. BY: RAS 03/06/20
			CHK. BY: JAW 03/06/20
			APPD. BY: WJC 03/06/20
			JOB NO: 62100
			A/E NO:



Pioneer Pipeline



811
CALL BEFORE YOU DIG

SUP2020-###
 BEING A PORTION OF
 TOWNSHIP 1 NORTH, RANGE 67 WEST,
 SECTION 10
 AND
 TOWNSHIP 2 NORTH, RANGE 67 WEST,
 SECTION 34
 PREPARED FOR:
PIONEER WATER PIPELINE LLC
 2015 CLUBHOUSE DRIVE SUITE 201, GREELEY, CO 80634

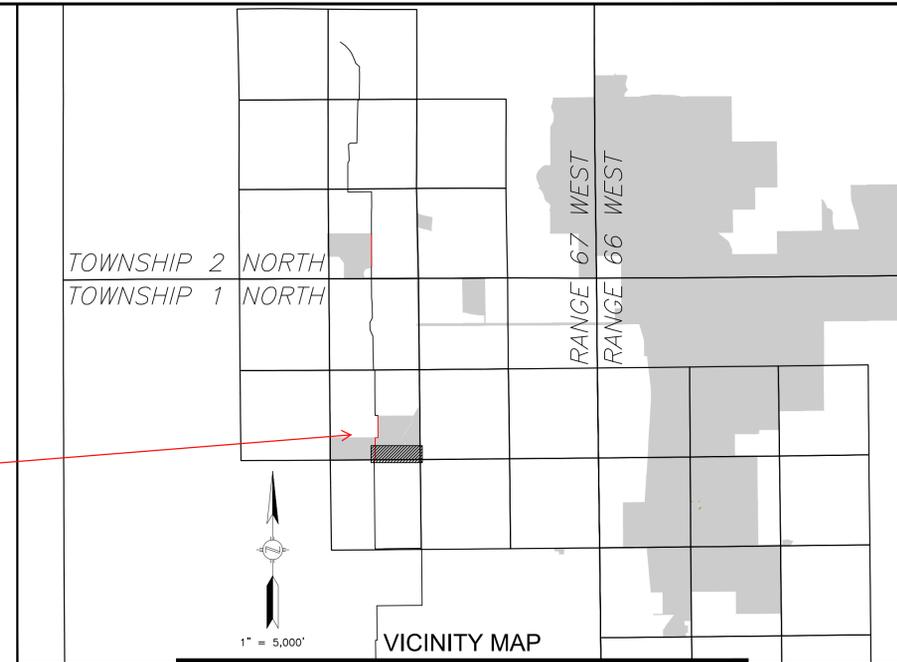
DWG NO: **62100-FL-PER-001**

SHEET **1** OF **4**

REV: **1**

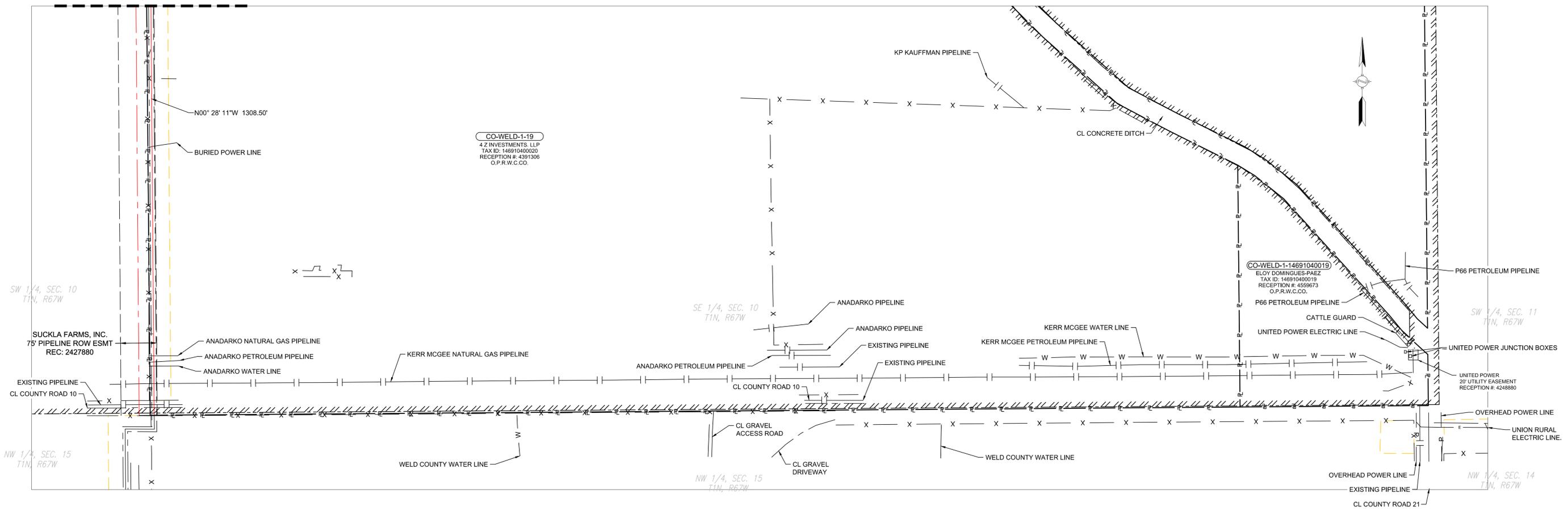
encompass ENCOMPASS ENERGY SERVICES
 14800 S. MARY'S LANE
 SUITE 200
 HOUSTON, TX 77079 USA

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
 PROJECT NO. SUP2020-###
 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
 North Range 67 West of the 6th P.M. Weld County, Colorado



Include section number and thicker black line - see note on first page

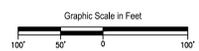
SEE SHEET 3
 MATCH LINE



FOR REVIEW ONLY

Don't use color for recording purposes, change symbol throughout document

LEGEND	
	PROPOSED TRANSMISSION LINE
	PERMANENT EASEMENT BOUNDARY
	TEMPORARY EASEMENT BOUNDARY
	APPROXIMATE CITY BOUNDARY BASED ON ARCGIS FORT LUPTON ZONING MAP
	AGRICULTURAL ZONE
	PROPERTY LINE
	SECTION LINE
	FENCE LINE
	EXISTING PIPELINE
	WATER SUPPLY LINE
	C/L ROAD
	C/L WATERBODY
	OVERHEAD POWER
	FIBER OPTIC CABLE
	ELECTRIC LINE
	TELEPHONE LINE
	POWER POLE



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			JOB NO: 62100
			AFE NO:

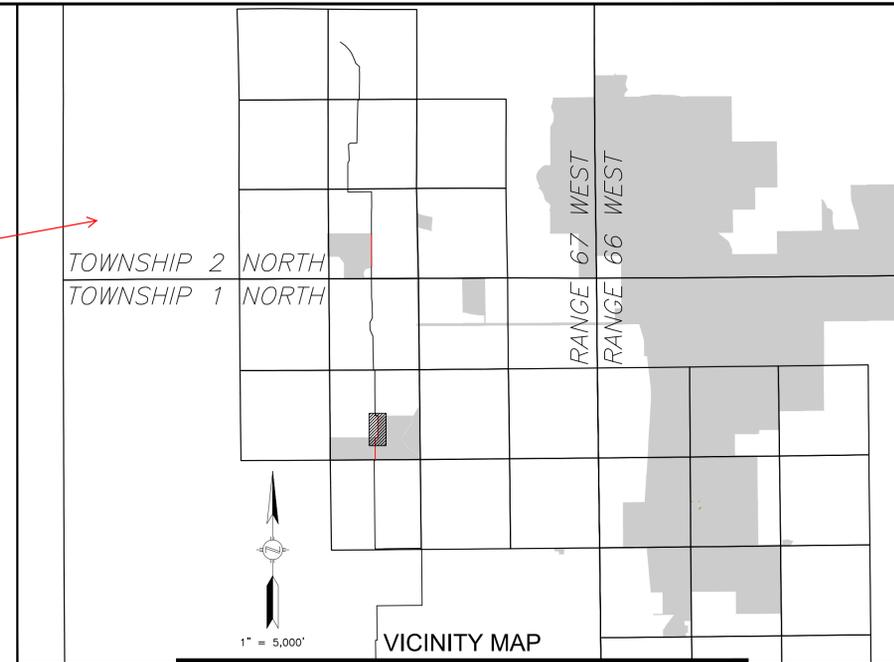
encompass ENCOMPASS ENERGY SERVICES
 14800 SH. MARY'S LANE SUITE 200 HOUSTON, TX 77079 USA

SUP2020-###
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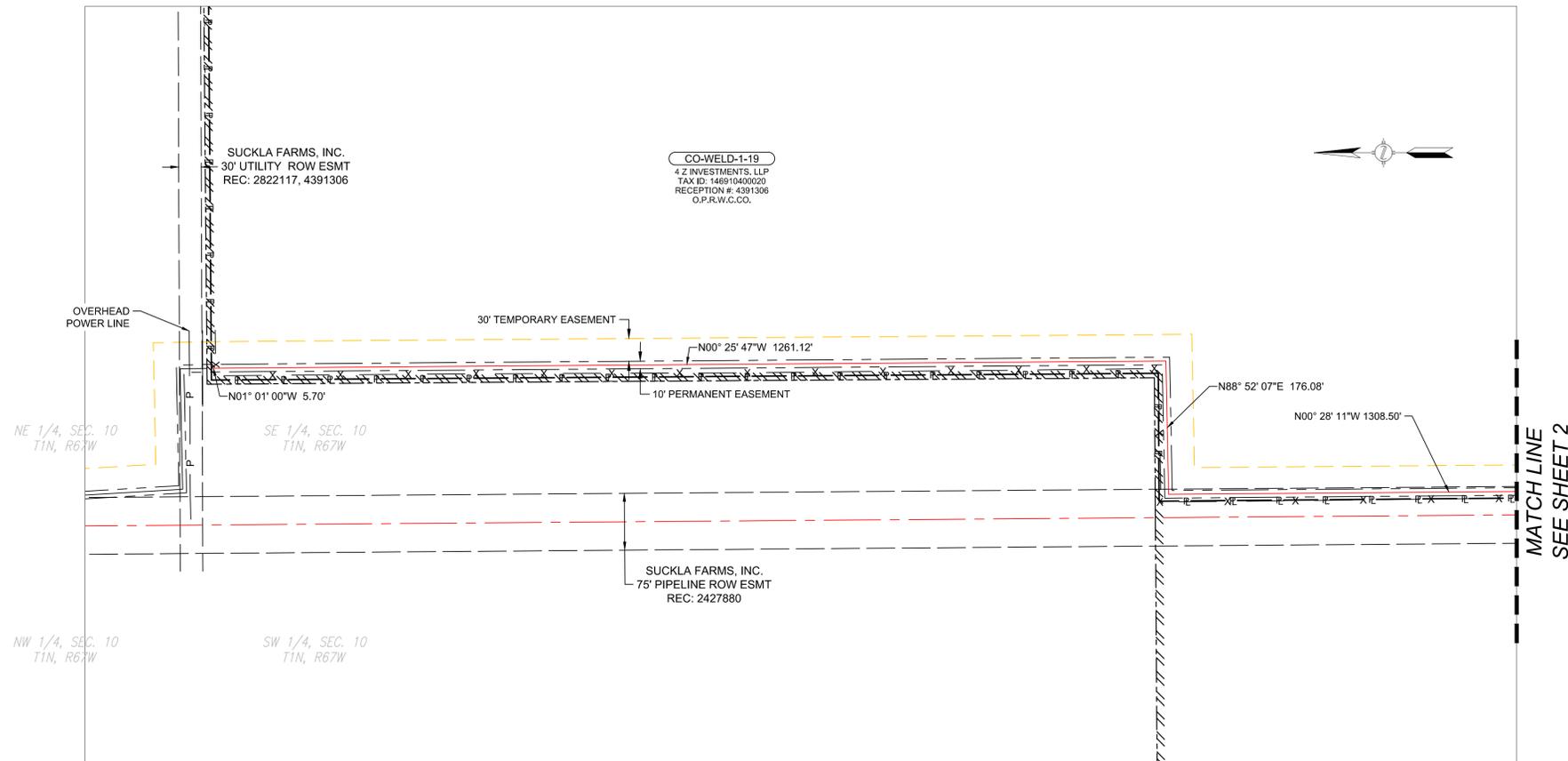
DWG NO: 62100-FL-PER-002 SHEET 2 OF 4 REV: 1

P:\00000 - HOUSTON PROJECTS\62100_PIONEER\05-MAPPING\03-ALIGNMENTS\CITY OF FT. LUPTON_PERMIT_REVISED.DWG

PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
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 Being part of Section 10, Township 1 North, Range 67 West and Section 34, Township 2
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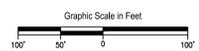


Include section number and thicker black line - see note on first page



FOR REVIEW ONLY

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			AFE NO:



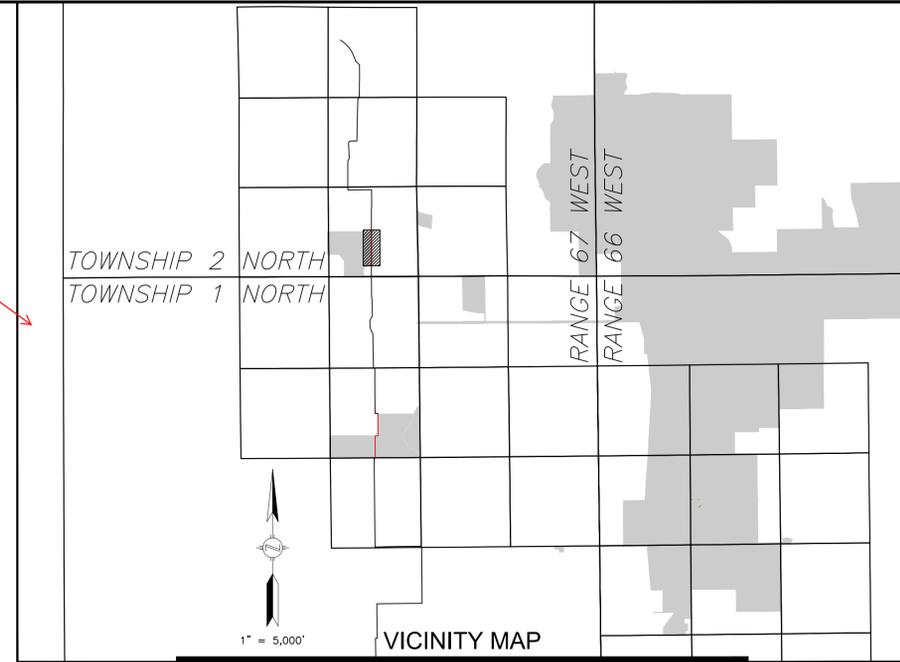


SUP2020-###
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 SECTION 34
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 2015 CLUBHOUSE DRIVE SUITE 201, GREELEY, CO 80634

DWG NO: 62100-FL-PER-003	SHEET 3	OF 4	REV: 1
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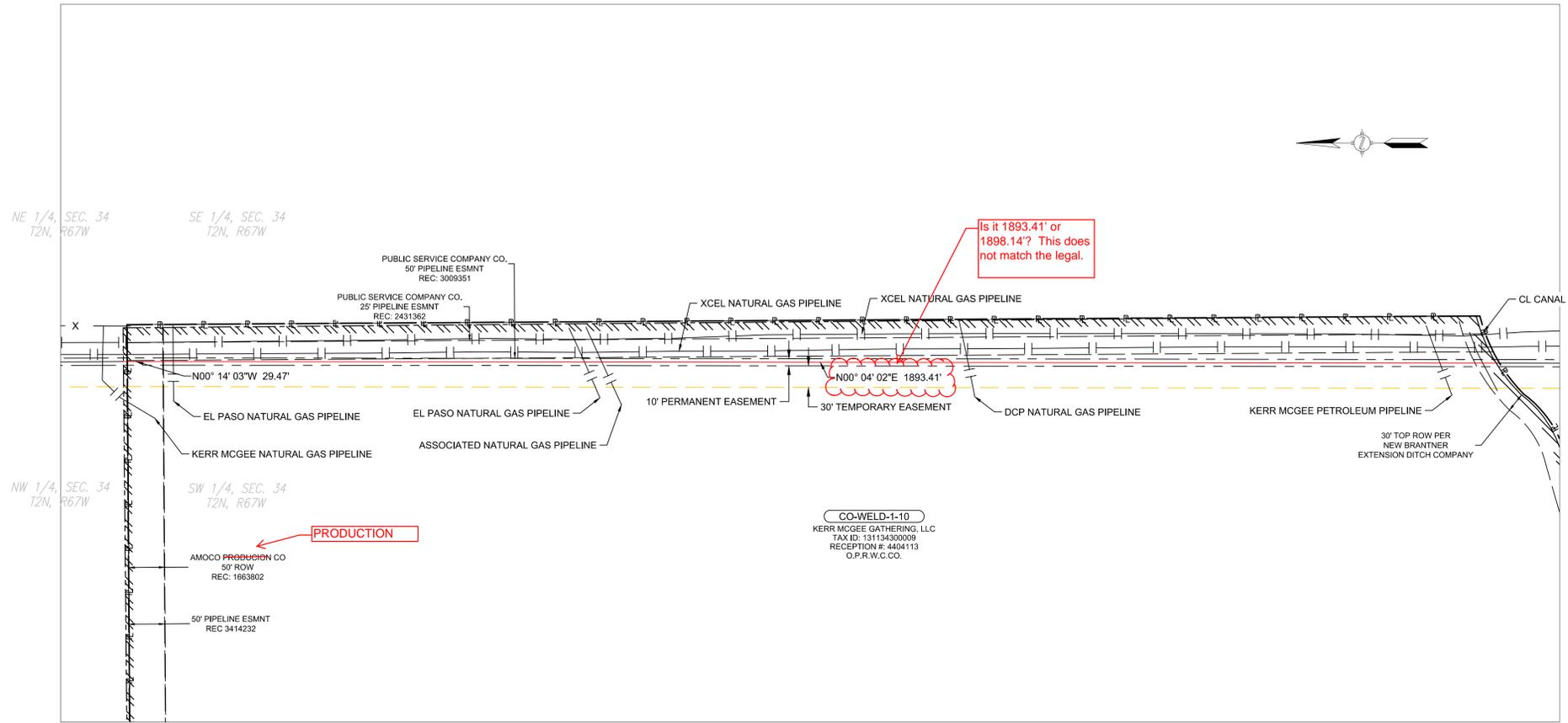
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PIONEER WATER PIPELINE LLC SPECIAL USE PERMIT
 PROJECT NO. SUP2020-###
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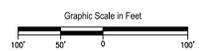
Is it 1893.41' or 1898.14'? This does not match the legal.



P:\00000 - HOUSTON PROJECTS\62100_PIONEER\05-MAPPING\03-ALIGNMENTS\CITY OF FT. LUITON PERMIT_REVISED.DWG

FOR REVIEW ONLY

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 14800 S. MARY'S LANE
 SUITE 230
 HOUSTON, TX 77079 USA

SUP2020-###
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 PREPARED FOR:
PIONEER WATER PIPELINE LLC
 2015 CLUBHOUSE DRIVE SUITE 201, GREELEY, CO 80634

DWG NO: 62100-FL-PER-004 SHEET 4 OF 4 REV: 1

MEMO

To: Todd Hodges
Alyssa Knutson

From: Roy Vestal

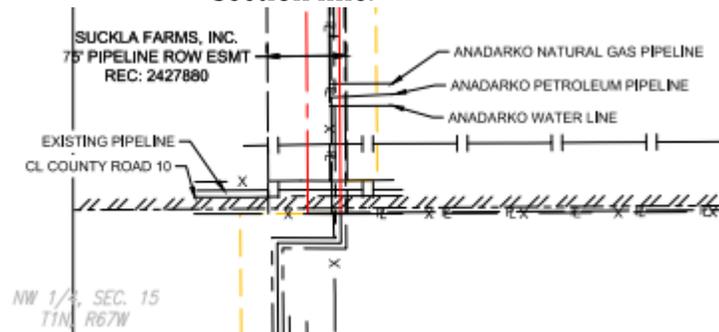
Date: May 21, 2020

Subject: Pioneer Water Pipeline LLC Special Use Permit; LUP2020-0017;
SUP2020-0004
Public Works Review

Public Works has reviewed the submitted documents for the above referenced development project with the following comments. There may be additional concerns as this design develops.

1. Site Plan

- a. Existing City ROW crossings noted
 - i. CR 10 Collector with future ROW of 85' centered on section line.



What is the offset from Section line of the east-west leg of this alignment? Is it OK to do roadway improvements at a later date over if it is in the future ROW? What is depth of pipeline and minimum cover for future roadway improvements?

- b. ROW crossings of interest (future City ROW)
 - i. CR 18 - Potential Arterial - Future ROW will be 110'
 - ii. CR 16 - Collector - Future ROW of 85'
 - iii. CR 14 - Potential Arterial (52 bypass) Future ROW 120'
 - iv. CR 12 - Collector - Future ROW 85'
 - v. CR 8 - Arterial - Future ROW 110'
 - vi. CR 6 - Arterial - Future ROW 110' if comes into the city.

May 29, 2020

City of Fort Lupton
130 S. McKinley Ave.
Fort Lupton, CO 80621

Attn: Maria Lancto

Re: LUP2020-0017 & SUP2020-0004 – Pioneer Pipeline Special Use Permit

Dear Maria:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the LUP2020-0017 & SUP2020-0004 – Pioneer Pipeline Special Use Permit. After review of the information, we have the following comments:

- Please work closely with United Power, Inc. during this project as you may encounter, but limited to, existing easements, electrical distribution, and/or equipment. Please note that any expense encounter with any of the above situations would be at the expense of the applicate.

You can contact United Power via <https://www.unitedpower.com/construction>.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Administrative Assistant
O: 303-637-1324 | Email: platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

June 2, 2020

City of Fort Lupton Planning Department
130 South McKinley Avenue
Fort Lupton, CO 80621

Attn: Alyssa Knutson and Todd Hodges

**Re: Pioneer Water Pipeline LLC Special Use Permit
Case #s LUP2020-0017 and SUP2020-0004**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **possible conflicts** with the above captioned project. Public Service Company has an existing *electric transmission* line and an existing *high-pressure natural gas transmission* pipeline with associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission:** email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **for High Pressure Natural Gas Transmission:** https://www.xcelenergy.com/working_with_us/builders/encroachment_requests - click on Colorado if necessary; an engineer will then be in contact to request specific plan sheets

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Maria Lancto

From: Lauren Light <llight@weldgov.com>
Sent: Tuesday, May 26, 2020 3:00 PM
To: PlanningDept
Subject: Pioneer Water Pipeline LLC Special Use Permit; LUP2020-0017; SUP2020-0004

1. During construction, all liquid and solid wastes (as defined in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.) shall be stored and removed for final disposal in a manner that protects against surface and groundwater contamination.
2. During construction, no permanent disposal of wastes shall be permitted at this site. This is not meant to include those wastes specifically excluded from the definition of a solid waste in the Solid Wastes Disposal Sites and Facilities Act, 30-20-100.5, C.R.S.
3. During construction, waste materials shall be handled, stored, and disposed in a manner that controls fugitive dust, fugitive particulate emissions, blowing debris, and other potential nuisance conditions. The facility shall operate in accordance with Chapter 14, Article 1 of the Weld County Code.
4. Fugitive dust and fugitive particulate emissions shall be controlled throughout the duration of construction of the pipeline and until ground cover is established. Uses on the property shall comply with the Colorado Air Quality Commission's air quality regulations.
5. The applicant shall submit an Air Pollution Emission Notice (A.P.E.N.) and Emissions Permit Application and obtain a permit from the Air Pollution Control Division, Colorado Department of Public Health and Environment, as applicable.
6. During construction, adequate toilet facilities and handwashing units shall be provided. Portable toilets are acceptable. Portable toilets shall be serviced by a cleaner licensed in Weld County and shall contain hand sanitizers.
7. The operation shall comply with all applicable rules and regulations of the State and Federal agencies and the Weld County Code.

Weld County Environmental Health Services suggests the above items.

Lauren Light

Program Manager/Environmental Planner, Environmental Health Services
Weld County Department of Public Health & Environment
1555 N. 17th Ave.
Greeley, CO 80631
llight@weldgov.com
970-400-2211 (office)

Sent from [Mail](#) for Windows 10