



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Paul Witmer
Jimmy Dominguez
Shannon Rhoda

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue
Thursday, September 26, 2024
6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

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 Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the August 22, 2024 Meeting Minutes

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. PC Resolution P2024-016 Western Midstream Pipeline Special Use Permit

Discussion Items

Future Business

a. The next meeting is scheduled for October 24, 2024

Adjourn

Virtual Meeting Instructions

Join this meeting from your computer, tablet or smartphone.

<https://meet.goto.com/885796925>

You can also dial in using your phone.

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

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If you would like to participate remotely, we encourage you to test the phone number and links provided above 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.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 22, 2024

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday, August 22, 2024.

Chair Mike Simone called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Commissioners Kathy Kvasnicka, and Shannon Rhoda.

City Staff Present: Planning Director Todd Hodges, Planners Zachary Mettler, Magaly Morales-Tejada, Sean McDermott, and City Engineer David Rausch.

APPROVAL OF AGENDA

Vice-Chair White moved to approve the agenda, Commissioner Kvasnicka seconded.

CONSENT AGENDA

Vice-Chair White moved to approve the consent agenda, Commissioner Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2024-013 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE 84 LUMBER SITE PLAN

Planner Zachary Mettler presented this item. He stated that the proposed project is for a parcel approximately 8.62 acres in size and located east and adjacent to S. Denver Ave and approximately 430' north of County Road 8. The property is currently zoned 'I-1' light industrial and there is currently a vacant 15,650 square foot warehouse on the site. The application proposes a 45,000 square foot lumber truss manufacturing warehouse along with a 6,250 square foot storage structure. Site improvements include additional landscaping, signage and maintenance of the existing chain-link fence, the applicant has worked well with staff on maintenance of current site conditions. The application was reviewed under the site plan process outlined in section 2.06 of the Municipal Code and conforms with applicable city codes and the comprehensive plan.

All notification requirements have been met and staff recommends approval with conditions as listed on the proposed resolution.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 22, 2024

The applicants, Paul Hawkes, Skyler Hutchins, Guy Flament, and Mike Dopp were present and provided visuals of the existing site and proposed site layout.

Chair Simone opened up for public comments at 6:08pm.

There were no public comments.

Chair Simone closed the public comments at 6:08pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Parking lot surface
- Site drainage
- Existing chain-link fence and future changes
- Site lighting
- Company's existing out-of-state operations

After discussion Vice Chair White moved to approve P2024-013 A Resolution of The Planning Commission of Fort Lupton Approving The 84 Lumber Site Plan. Commissioner Kvasnicka seconded.

P2024-014 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE SILVER LINING ANNEXATION AND INITIAL ZONING TO THE 'A' AGRICULTURE ZONE DISTRICT

Planner Magaly Morales-Tejada presented this item. She stated that this application is a request for an annexation for a property located north and adjacent to County Road 24 and approximately a quarter mile west of County Road 23. The property is approximately 49.10 acres. The applicant is requesting initial zoning to the Agricultural district for the southern portion of this property and R-1 Single Family Residential zoning for the northern portion of the property. The applicant has submitted a minor subdivision application concurrently with this application, the minor subdivision is being reviewed administratively and proposes a total of 4 lots for single-family rural residential homes.

All notification requirements have been met, including posting on the site, neighbor and mineral interest mailings, newspaper posting and county commissioner notifications and applicable reports. Staff recommends approval with the listed conditions.

The applicant, Derek Barnes, provided additional details on the project He stated that the southern lot is his current residence and would stay his residence with agricultural land. Access for the other 3 lots would be through a shared existing driveway.

Chair Simone opened up for public comments at 6:21pm.

There were no public comments.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 22, 2024

Chair Simone closed the public comments at 6:21pm.

Chair Simone opened the hearing for commissioner comments. There were no comments. Chair Simone closed the commissioner comments.

Vice Chair White moved to approve P2024-014 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of An Annexation Known as The Silver Lining Annexation and Initial Zoning to the 'A' Agriculture Zone District. Commissioner Kvasnicka seconded.

Motion passed unanimously.

P2024-015 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE LANCASTER CROSSING ANNEXATION AND INITIAL ZONING TO THE 'A' AGRICULTURE ZONE DISTRICT FOR LAND LEGALLY DESCRIBED IN EXHIBIT A.

Planner Magaly Morales-Tejada presented this item. She stated that this request is for an annexation for a property located south and adjacent to county road 16 and west and adjacent to County Road 31. The property is approximately 91.46 acres. The applicant is requesting initial zoning to the Agricultural district. The applicant has submitted a concept plan request concurrently with this application which is on the agenda later this evening.

All notification requirements have been met and the applicant is present tonight to answer any questions.

The applicant, Melissa Wheeler was present to answer questions but did not have an additional presentation.

Chair Simone opened up for public comments at 6:23pm.

Jenny Turner, a nearby resident, stated that she had concerns with the proposed amount of housing and the accesses.

Chair Simone interjected and explained that this public hearing was only for the Annexation and not for the subdivision, the public would have an opportunity to comment on the subdivision at a later time.

With no additional comments, Chair Simone closed the public comment at 6:25pm.

Chair Simone opened the hearing for commissioner comments.

Commissioners discussed:

- Existing zoning in the County

After discussion, Vice Chair White moved to approve P2024-015 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Annexation Known as the Lancaster Crossing

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 22, 2024

Annexation and Initial Zoning to the 'A' Agriculture Zone District for Land Legally Described in Exhibit A. Commissioner Kvasnicka seconded. Motion passed unanimously.

Chair Simone asked the Commission if they would be ok with Jenny Turner providing comments on the next agenda item, the Lancaster Concept Plan, even though it is not a public hearing, all commissioners agreed to allow her to comment.

DISCUSSION ITEM

LANCASTER CONCEPT PLAN

Planner Magaly Morales-Tejada presented this item. She stated that this discussion item is a concept plan, according to Article 2.02 (D) of the Fort Lupton development code, there is no formal decision or approval given tonight, this process merely provides general direction for future formal submittals. All information and feedback provided to the applicant will be part of the record and will inform discussion at the City Council meeting, where no formal decision will be made either.

The Lancaster Crossing concept plan is located on the corner of County Road 16 and County Road 31, west of the power plant and adjacent to the willow crossing and cottonwood subdivisions. The 91.46-acre parcel is currently vacant land. The applicant proposes a residential subdivision with 200 multi-family units, 28 alley-loaded units and 181 single family units along with 42 acres of open space. Conceptual review of this proposal finds that it is substantially in compliance with City Standards and the city's comprehensive plan, in which this property is designated as single-family. Further detailed review will be done with subsequent applications and will address any comments from City Staff as well as the Planning Commission and City Council. In tonight's presentation, the applicant will present conceptual elevations, these have not been reviewed as part of the concept plan, but will be reviewed with future committals to ensure compliance with the design standards.

The applicant, Melissa Wheeler, provided visuals of the proposed elevations and explained that she believes the different types of housing products provide a great mix of housing options.

Jenny Turner, nearby resident, stated that she has concerns with how this development would affect neighboring properties, she is also concerned with the access to the site and the traffic that it will bring. She stated that although she is not opposed to progress she would like the developer to work with her and other neighbors to ensure minimal impact during construction and long-term impacts from the development.

Melissa Wheeler responded to these concerns and stated that Baessler wants to be a good neighbor and that as the proposal moves forward, there is a neighborhood meeting requirement in which they will be talking to surrounding neighbors about concerns.

Chair Simone opened up for commissioner comments.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
August 22, 2024**

Commissioners discussed:

- Housing types location throughout the subdivision.
- Amenities, including open space, neighborhood parks and suggested pickleball courts.
- Housing density and proximity
- Fire lanes
- Street widths and bicycle lanes
- HOA applicability and responsibilities.
- Trail system.

With no further discussion, this discussion item was closed.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for September 12, 2024.

ADJOURNMENT

Chair Simone moved to adjourn the meeting at 6:45 PM.

Submitted by

Magaly Morales-Tejada
Planner I

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-016

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A BURIED GATHERING PIPELINE, ON THREE PARCELS LOCATED IN PORTIONS OF THE NORTHWEST QUATER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M. AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on September 26, 2024, for the purpose of reviewing the application from Western Midstream for a special use permit for a buried gathering 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 1000 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 Western Midstream Pipeline for a portion of a buried gathering pipeline, conditional upon the following:

I. Prior to recording;

- A. All red lines from staff shall be addressed.
- B. All referral responses shall be addressed or acknowledged

II. Prior to construction;

- A. Sheets shall be submitted to the Community Development Office for recording

DONE THIS 26TH DAY OF SEPTEMBER, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**WESTERN MIDSTREAM PIPELINE
SPECIAL USE PERMIT
STAFF REPORT
PLAN NO. SUP24-004**

PROJECT DESCRIPTION

Project No.: Plan No. SUP24-004

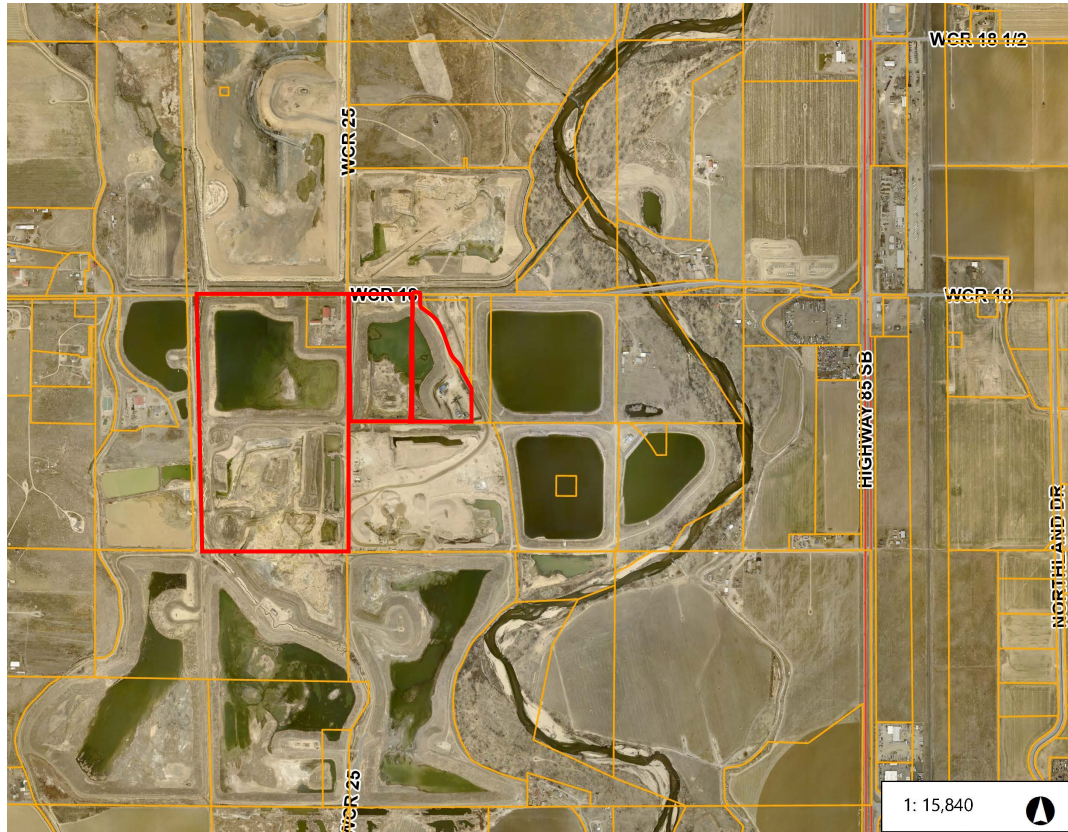
Project Name: Western Midstream Pipeline

Owners: City of Aurora owns the parcels within city limits effected by this project. The owner of the pipeline project is WES Wattenberg Oil Complex.

Representative: David Van Der Vieren, Western Midstream

Location of Request:

This pipeline will extend through portions of Weld County and will be located within three parcels within the City of Fort Lupton's Municipal Boundaries. All four parcels where work is being performed are immediately adjacent along the southern side of County Road 18 and south of the intersection with County Road 25.



Nature of Request:

The Applicant has applied for a Special Use Permit for a buried gathering pipeline. The 4-inch line will carry crude oil to an existing gathering system. The line will originate at the O&G facility located on SE corner of parcel [ID # 130930000076](#). From there the line will travel NNW along the property line where it will turn due west, just south of CR 18. The Line will then travel West until it reaches the NW corner of parcel [ID # 131125100051](#). From there the line will turn to the north, exiting the Town of Fort Lupton.

The site will be reclaimed to the original grade and either be reseeded with a seed mixture based on landowners preference or a dryland pasture seed mix.

Site Size: The three parcels in city limits make up a combined 121.17 acres.

Zone District: 'A' - Agriculture

Proposed Use: Buried oil and gas pipeline with soil reclamation.

Existing Use: Post-mining water reservoirs for the City of Aurora.

Hearing Dates: Planning Commission – September 26, 2024 at 6:00PM
City Council – October 15, 2024 at 6:00 PM

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

Staff Recommendation: Approval with conditions listed in the proposed resolution.

APPLICATION PROCESS

The Applicant is requesting approval of a special use permit. A special use permit application is processed under Article 2.08 of the Fort Lupton Development 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 Fort Lupton Development Code requires published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on August 29, 2024.

Notice of the public hearings was posted at least fifteen (15) days prior to the hearings, as required by the Fort Lupton Development Code. The signs were posted on two of the parcels where work is proposed on September 10, 2024

Notice was mailed to neighbors within one thousand (1000) feet of the Property on September 10, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is zoned Agriculture. The Code requires that oil and gas wells, drilling infrastructure, and production facilities obtain a special use permit in all zone districts.

A special use review requires a public hearing before the 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.

Article 2.08 (B) states that a special use permit shall be reviewed according to the following conditions:

1. All criteria for site plan review in Section 2.06.B. are met.
 1. Generally.
 - a. The plan meets all applicable standards or the criteria for any discretionary approvals.
 - b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
 - c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.
 2. Site Design and Engineering.
 - a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
 - b. The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.
 - c. The plan provides adequate management of storm water runoff.
 - d. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.

Staff Comment: The Applicants have been working with City staff to comply with applicable provisions of the Code, and they have submitted all required special use permit application materials as required. The site plan for the proposed project complies with the standards set forth within the Fort Lupton Development Code.

This project conforms to the objectives of the Comprehensive Plan and furthers the intent of the proposed zoning district. This proposal is otherwise determined to be consistent with the Comprehensive Plan.

2. The application furthers the intent of the proposed zoning district and is otherwise determined to be consistent with the Comprehensive Plan.

Staff Comment: *The Property is zoned Agriculture. Oil and gas pipeline projects fit under the land use "Utility-Pipeline", which requires a Special Use Permit in all zone districts.*

This oil and gas pipeline is located in an area that has been targeted as "Mineral Zone" within the Comprehensive Plan's Future Land Use Map. Any associated site development or construction complies with requirements of The Fort Lupton Development code, including any conditions or additional requirements identified for the particular use. The Special Use Permit Application that was submitted clearly shows all the planned and reasonably anticipated areas of work.

3. Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use as proposed or foreseeable, and other potential impacts on adjacent property.

Staff Comment: *This temporary timeline to install the pipeline is compatible with the surrounding industrial uses.*

4. Whether any additional site-specific conditions are necessary to meet the purposes and intent of this code and the intent or design objectives of any applicable subsections of this code, or to mitigate any other potential impacts that are specific to the proposed use.

Staff Comment: *Mitigation and reclamation efforts that will be taken by the Applicant are discussed in the previous section. Additionally, sound and environmental impacts are regulated by the State of Colorado.*

5. Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.

Staff Comment: *A limited time period is not an applicable criteria to this proposal and no time criteria are being applied outside of the Municipal Code's standards around vested property rights, where relevant.*

6. The long-range plans applicable to the site and surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Staff Comment: *The 3-Mile Plan points out that much of this region is compiled of rural residential, homesteads, farming, ranching, oil and gas facilities, gravel mining, water storage, commercial, and industrial use currently make up the land uses found in the area identified as Quadrant II. Fort Lupton's 2024 3-Mile Plan designates much of the area is dry agricultural, irrigated agricultural*

and riparian lands. The City of Fort Lupton Comprehensive Plan designates some land in this quadrant for trail access, parks and open space. Should the City of Fort Lupton ever develop to the point of annexing land in this area, planning should include discussions on preserving as much open farm and ranch land as possible. If annexed, park, recreation, open space, and trail opportunities should be developed in accordance with the City of Fort Lupton Comprehensive Plan.

7. The recommendations of professional staff or other technical reviews associated with the application.

Staff Comment: *All referral comments from agencies have been taken into account. Input will be included in any conditions of approval for the Resolution being considered by Planning Commission and City Council. Planning Department staff will ensure compliance with all conditions of approval, either as listed on the proposed Resolution, or as added by the Planning Commission or City Council.*

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area as a Mineral Zone ([Future Land Use Map](#)). Below is the excerpt text from page 40 of the 2018 Comprehensive Plan regarding Mineral Zones:

“The mineral zone is comprised of land with a high concentration of mineral resources that extends the length of Fort Lupton’s planning area along the South Platte River. Per state law, the City must allow for the adequate removal of resources from this area prior to development. As a result of this requirement, the area enables mineral extraction operations that are generally industrial in nature, as well as a mix of agricultural uses. A significant portion of the mineral zone is included within either the floodway or floodplains of the South Platte River.

In the long-term, the City should preserve this area appropriately to ensure the health of the South Platte River and establish an open space greenway along the waterway. As resource extraction operations come offline, the City should convert these properties to parks and open spaces based on their proximity to the River. Given the size of the mineral zone, however, complete preservation of the mineral zone may not be necessary. Properties outside the flood-way and floodplains should be reviewed on a site-by-site basis as resources are extracted to determine appropriate uses, such as residential growth.”

The property is surrounded by uses that are similar or compatible to the proposed use. The proposed use also conforms to the designated land use type and zoning.

ALTERNATIVE COMPLIANCE

No alternative compliances are currently being requested in this project.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/899>.

City Administrator	Building Inspector	Economic Development Manager
City Attorney	GIS Specialist	Development Review Engineer
Police Chief	Public Works Director	Finance Director
Fort Lupton Fire Protection District	CDOT	Army Corps of Engineers
United Power	Comcast	CenturyLink
Xcel Energy	Hyper Fiber	Weld County Department of Planning
Weld County Department of Public Health & Environment	Weld County Public Works	Weld County GIS
Platteville Ditch Company	Western Midstream	

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/899>.

PROJECT NARRATIVE

Section 30, Township 2N, Range 66W

Town of Fort Lupton, County of Weld, State of Colorado

Parcel ID# 130930000076, 130930000075, 131125100051

Project Owner/Operator: WES Wattenberg Oil Complex

Project Name: Petro Everest Line

A buried gathering pipeline will be built within the town of Fort Lupton with an anticipated start date of Q3 of 2024. The 4 in line will carry crude oil to an existing gathering system. The line will originate at the O&G facility located on SE corner of parcel ID # 130930000076. From their the line will travel NNW along the property line where it will turn due west, just south of CR 18. The Line will then travel West until it reaches the NW corner of parcel ID # 131125100051. From their the line will turn to the north, exiting the Town of Fort Lupton.

All activities are covered under a field-wide Storm Water Permit with the CDPHE and Best Management Practices (BMPs) will be used to mitigate any Storm Water/erosion impacts.

The tentative construction schedule is as follows:

- Construction is anticipated to begin Q3 of 2024.

The surrounding areas are used primarily for Agriculture and have Oil and Gas Infrastructure dispersed throughout. This line is not anticipated to have any effect on the effect or surrounding parcels' land use.

The site will be reclaimed to the original grade and either be reseed with a seed mixture based on landowners preference or a dryland pasture seed mixture.

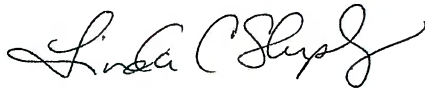
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 8/29/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 8/29/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-822988

Jean Schaffer
Notary Public
My commission ends January 16, 2028

JEAN SCHAFFER
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20134029363
MY COMMISSION EXPIRES JAN 16, 2028

Public Notice

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** referred to as the **Western Midstream Pipeline**. This pipeline will extend through portions of Weld County and will be located within three parcels within the City of Fort Lupton's Municipal Boundaries. All four parcels where work is being performed are immediately adjacent along the southern side of County Road 18 and south of the intersection with County Road 25 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, September 26, 2024, at 6:00 P.M., and before the City Council on Tuesday, October 15, 2024, at 6:00 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 is 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 (720) 928-4003.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTIONS

L2 NW4 30-2-66 LUPTON MEADOWS LAND CO DIV #3 EXC E4.94 ACRES ALSO EXC PARCELS A-B-C-D-E (.10R2D)

L1 NW4 30-2-66 LUPTON MEADOWS LAND CO DIV #3 (.46R)

PT NE4 25-2-67 LOT B REC EXEMPT RE-4600

Legal Notice No. FLP1089
First Publication: August 29, 2024
Last Publication: August 29, 2024
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 10 day of September, 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **Western Midstream Pipeline Special Use Permit** was sent via United States Mail, postage pre-paid, to the following addresses:

LG EVERIST INC 350 S MAIN AVE STE 400 SIOUX FALLS, SD 571046312	CITY OF THORNTON 9500 CIVIC CENTER DR THORNTON, CO 802294326	LISA I DODGE 11992 COUNTY ROAD 18 FORT LUPTON, CO 80621
NELVA M BEARSON 9208 COUNTY ROAD 25 FORT LUPTON, CO 80621	CITY OF AURORA 15151 E ALAMEDA PKWY 3600 AURORA, CO 80012	THOMAS DEAN BORNHOFT 11477 COUNTY ROAD 18 FORT LUPTON, CO 806218801
DAVID BELL 11580 COUNTY ROAD 18 FORT LUPTON, CO 806218804	FREDDY E DODGE 11586 COUNTY ROAD 18 FORT LUPTON, CO 806218804	


City Official



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

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

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Western Midstream Pipeline, SUP24-004**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

L2 NW4 30-2-66 LUPTON MEADOWS LAND CO DIV #3 EXC E4.94 ACRES ALSO EXC PARCELS A-B-C-D-E (.10R2D)

L1 NW4 30-2-66 LUPTON MEADOWS LAND CO DIV #3 (.46R)

PT NE4 25-2-67 LOT B REC EXEMPT RE-4600

Sign Posting Affidavit

Western Midstream Pipeline

Project No. SUP24-004;

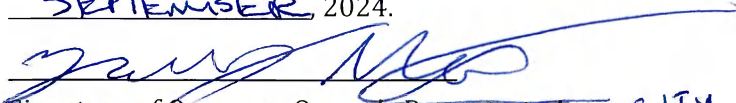


Facing South along CR 18



Facing south along CR 18

I, ZACHARY METTLER, hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 10 day of SEPTEMBER, 2024.



Signature of Owner or Owner's Representative CITY STAFF

The foregoing instrument was acknowledged before me by Zachary Mettler, this 20 day of September, 2024. Witness my hand and seal.

My commission expires 3-9-27.


Notary Public

