



PLANNING COMMISSION

Mike Simone, Chairperson
Paul Witmer, Vice-Chairperson

Kathy Kvasnicka
Shannon Rhoda

Jimmy Dominguez
Shannon Wiens

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, February 13, 2025

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 January 23, 2025 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 P2025-003 Western Midstream Pipeline Special Use Permit

Discussion Items

- a. Planning Advisory Committee for Comprehensive Plan Discussion

Future Business

- a. The next meeting is scheduled for February 27, 2025.

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

Get the app now and be ready when your first meeting starts:

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

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
January 23, 2025**

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, January 23, 2025.

Vice-Chair Paul Witmer called the meeting to order at 6:00 PM.

ROLL CALL

Commissioners Present: Vice-Chair Paul Witmer, Commissioners Kathy Kvasnicka, Shannon Rhoda and Shannon Wiens. Commissioner Jimmy Dominguez joined online via GoTo.

City Staff Present: Planners Sean McDermott and Zachary Mettler and Planning Administrative Assistant Beyza Kirmizi. Planning Director Todd Hodges and City Engineer David Rausch joined online via GoTo.

APPROVAL OF AGENDA

Commissioner Kvasnicka moved to approve the agenda, Commissioner Wiens seconded.

CONSENT AGENDA

Commissioner Kvasnicka moved to approve the consent agenda, Commissioner Wiens seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-002 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AMENDMENTS TO CHAPTER 16 – FORT LUPTON DEVELOPMENT CODE

Planners Sean McDermott and Zachary Mettler presented the proposed amendments to Chapter 16 of the Development Code Update.

Mr. McDermott introduced procedural cleanup items, including additions to the administrative plat, the reintroduction of omitted sections of the preliminary plat and administrative site plan, and the addition of a comprehensive plan amendment section defining the application process. He also explained that numbering and lettering errors have been corrected.

Mr. Mettler presented the adaptation of the Natural Medicine Code per state statute, focusing on psilocybin natural medicine businesses. The adaptation of the code includes four types of natural medicine businesses: healing centers, cultivation facilities, product manufacturers, and testing facilities. Mr. Mettler clarified that there is no retail component to natural medicine, emphasizing that healing centers operate similarly to a doctor's office by providing services rather than goods. The amended Table

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 23, 2025

4-2, which outlines allowed uses in zoning districts, was presented with the addition of the four natural medicine businesses. The applicable zoning districts range from RO (Residential Office) to I-2 (Heavy Industrial). The operation of natural medicine businesses will not be permitted in residential zoning districts. Furthermore, any building proposed for a natural medicine business must meet a 1,000-foot setback from existing child care centers, schools, or residential child care facilities.

Vice-Chair Witmer opened the hearing for commissioner comments.

Commissioners discussed:

- Decision-making authority on the approval of natural medicine business applications
- Whether residents will have the opportunity to vote on the introduction of natural medicine in the city
- The division responsible for approving testing facilities
- Alignment of state and Fort Lupton's regulations and requirements

Vice-Chair Witmer opened up for public comments at 6:15pm.

There were no public comments.

Vice-Chair Witmer closed the public comments at 6:15pm.

After discussion Commissioner Rhoda moved to approve P2025-002 A Resolution of The Planning Commission of Fort Lupton Recommending to City Council Approval of Amendments to Chapter 16 – Fort Lupton Development Code. Commissioner Kvasnicka seconded.

Motion passed unanimously on a roll call vote.

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for February 13th, 2025.

ADJOURNMENT

Commissioner Kvasnicka moved to adjourn the meeting, Commissioner Wiens seconded.

Vice-Chair Witmer moved to adjourn the meeting at 6:17 PM.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 23, 2025**

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

RESOLUTION NO. P2025-003

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 SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 66 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 February 13, 2025, 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 construction;

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

DONE THIS 13TH DAY OF FEBRUARY, 2025, 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

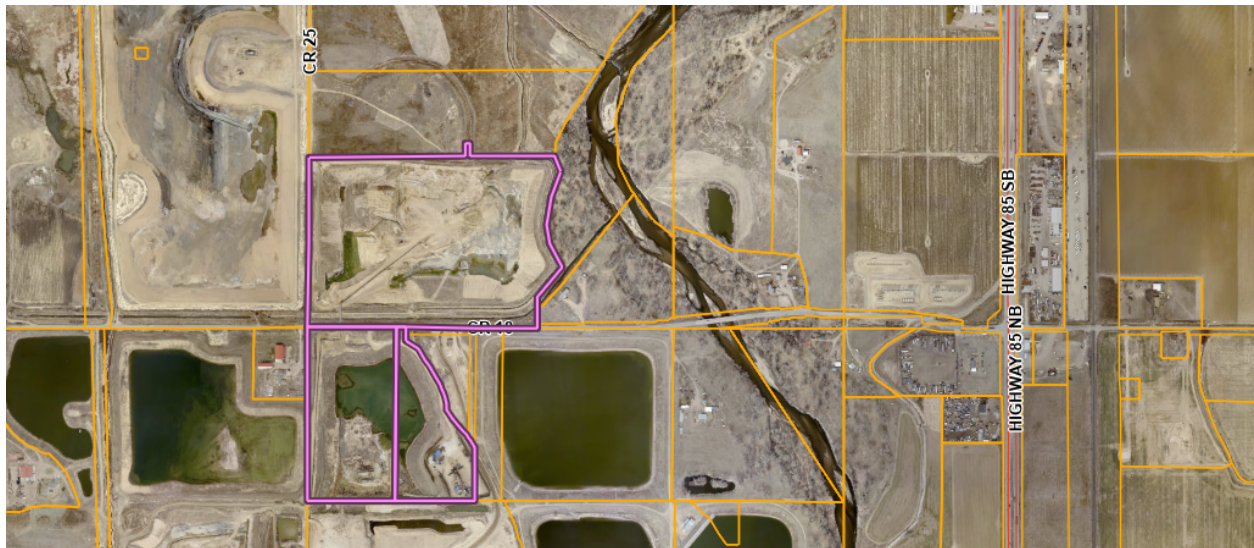
Project Name: Western Midstream Pipeline

Owners: City of Aurora owns the two parcels south along County Road 18. LG Everist owns the parcel north along County Road 18. 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 three parcels within the City of Fort Lupton's Municipal Boundaries before heading northbound along County Road 25. The pipeline begins south along County Road 18 heading westbound, before turning north and running parallel east along County Road 25.



Nature of Request:

The Applicant has applied for a Special Use Permit for a buried gathering pipeline. The route of the pipeline has had to change since the initial hearings for this permit. This is why staff is bringing this back to public hearings for approval of the new route. 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. The line will run north through parcel ID # 130919303007. From there the line will leave the jurisdiction of Fort Lupton.

Where relevant, 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 88.60 acres more or less.

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 and existing mining extraction sites.

Hearing Dates: Planning Commission – February 13, 2025 at 6:00PM
City Council – March 4, 2025 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 January 23rd, 2025.

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 original signs were posted still in January, but after trying to locate them in February, they appeared to be no longer present. Staff put a new sign out as a courtesy to ensure posting. The new sign was posted near the east side of the intersection of County Roads 18 and 25.

Notice was mailed to neighbors within one thousand (1000) feet of the Property on January 29th, 2025.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The properties are 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, 130919303007

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 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 # 130930000075. From there the line will turn to the north, crossing CR 18 to the SW corner of parcel ID # 130919303007. From there the line will run north along the property line till it exits the Town of Fort Lupton.

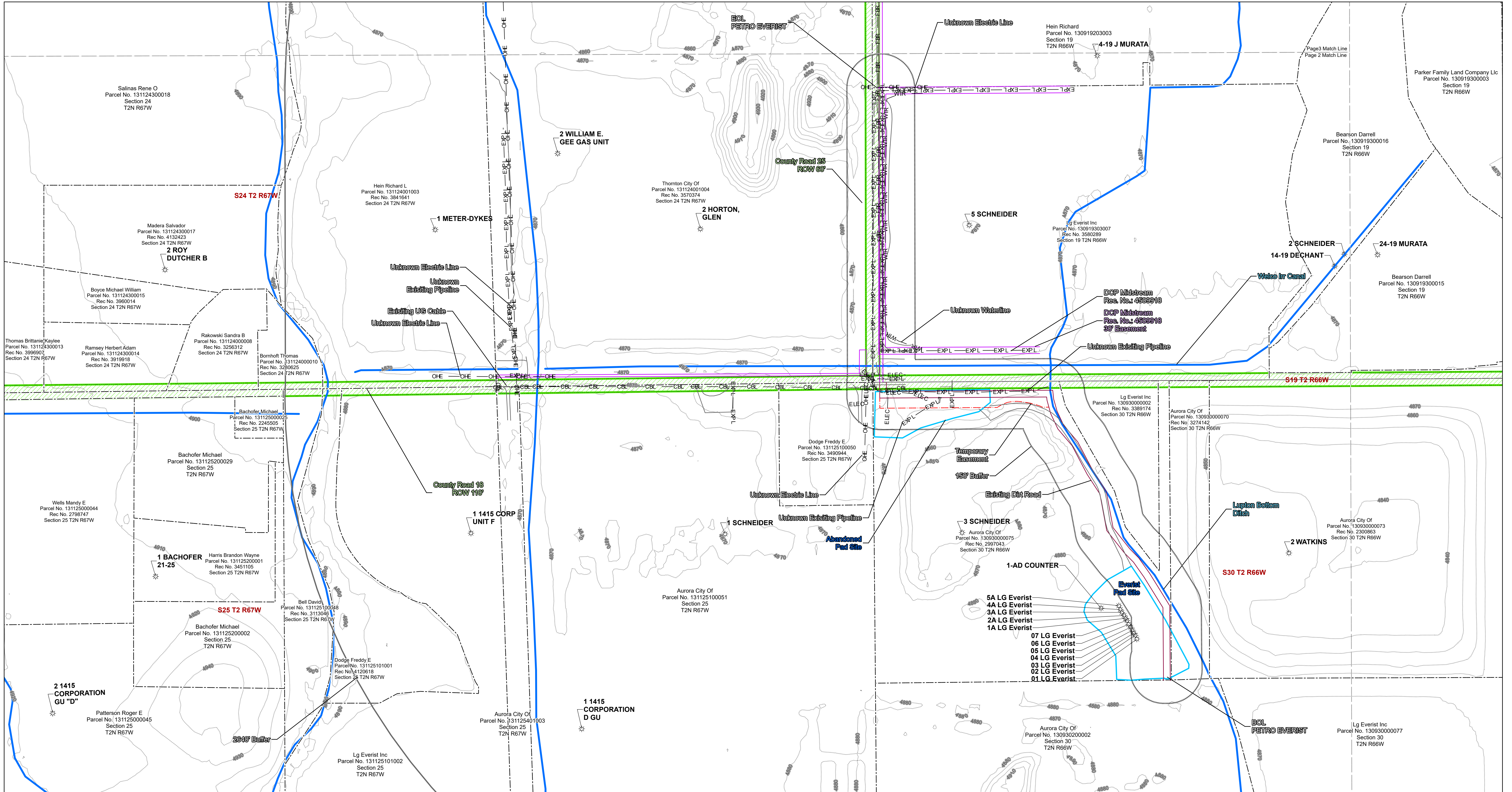
All activities are covered under a field-wide Storm Water Permit with the CDPHE and Best Management Practices (BMPs) will be used to mitigate any Storm Water/erosion impacts.

The tentative construction schedule is as follows:

- Construction is anticipated to begin Q1 of 2025.

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.



LEGEND

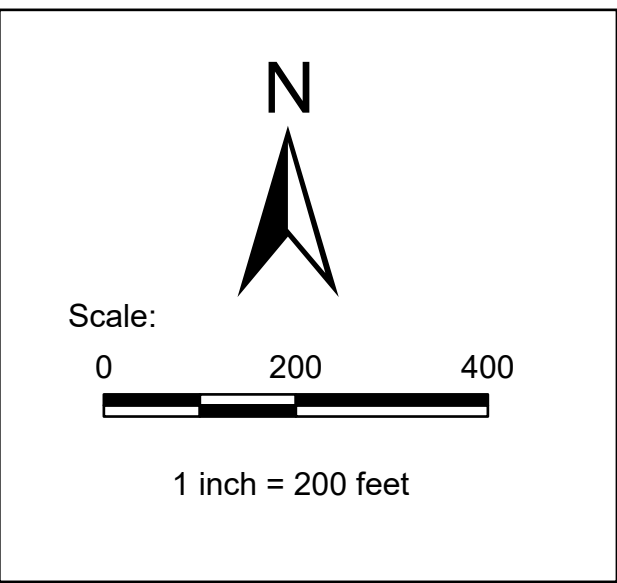
	Well Location		Temporary Easement		Section Boundary		Site Boundary
	Waterways		ELEC—ELEC Existing Electric Line		Landowner Parcels		Match Line
	Elevation Contours		EXPL—EXPL Existing Pipeline		150' Buffer		
	Existing Road		Existing Easement		2640' Buffer		
	Permanent 50' Easement		Existing Lap22-0015		Fort Lupton Road ROW		

Western Midstream

TOPOGRAPHIC

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520 STACY COURT, STE. B • LAFAYETTE, COLORADO 80026
TELEPHONE: (303) 666-0379
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PETRO EVERIST			
6" Gas & 4" Oil Lines			
Project No. SUP24-004			
S30 T2N R66W & S24 T2N R67W of the 6TH PM, Weld County, Colorado			
Size:	24"x36"	Page No.	3 of 3
Job:	1005756	Date:	1/3/2025
By:	AFG	Revision:	05

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 1/23/2025, 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.



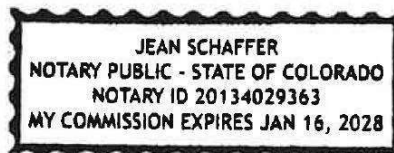
For the Fort Lupton Press

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 1/23/2025. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-200798

Jean Schaffer
Notary Public
My commission ends January 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 three parcels within the City of Fort Lupton's Municipal Boundaries before extending into Weld County. All three parcels where work is being performed are immediately adjacent along the southern and northern sides of County Road 18 and east of 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, February 13th, 2025, at 6:00 P.M., and before the City Council on Tuesday, March 4th, 2025, 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)

LMLC3 L7 LUPTON MEADOWS LAND CO
DIV 3 VAC & REP L1 THRU 8 PT 19-2-66
(.45R)

Legal Notice No. FLP1194
First Publication: January 23, 2025
Last Publication: January 23, 2025
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 29th day of January, 2025**, a true and correct copy of the foregoing Notice of Public Hearings for the **Western Midstream Special Use Permit** was sent via United States Mail, postage pre-paid, to the following addresses:

TRYCYLCE LANE TEXAS LLC 10100 DALLAS ST HENDERSON, CO 806408491	BEARSON DARRELL 9208 COUNTY ROAD 25 FORT LUPTON, CO 806219308	LG EVERIST INC 350 S MAIN AVE STE 400 SIOUX FALLS, SD 571046312
CITY OF AURORA 15151 E ALAMEDA PKWY STE 3600 AUROR, CO 800121555	CITY OF THORNTON 9500 CIVIC CENTER DR THORNTON, CO 802294326	DODGE FREDDY E 11992 COUNTY ROAD 18 FORT LUPTON, CO 806218804
PARKER FAMILY LAND COMPANY LLC 12877 COUNTY ROAD 18 FORT LUPTON, CO 806218805	KINNEAR MARK L 12857 COUNTY ROAD 18 FORT LUPTON, CO 806218805	HILL FAMILY TRUST 12526 COUNTY ROAD 18 FORT LUPTON, CO 806218806



City Official



Planning & Building

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

Phone: 303.857.6694
Fax: 303.857.0351

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 parcels where work is being performed are immediately adjacent to County Road 18 and east and adjacent to 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, **February 13th**, 2025 at 6:00 P.M., and before the City Council on Tuesday, **March 4th**, 2025 at 6:00 P.M. or as soon as possible thereafter.

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Further information is available through the City Planning and Building Department at (720) 928-4003.

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**

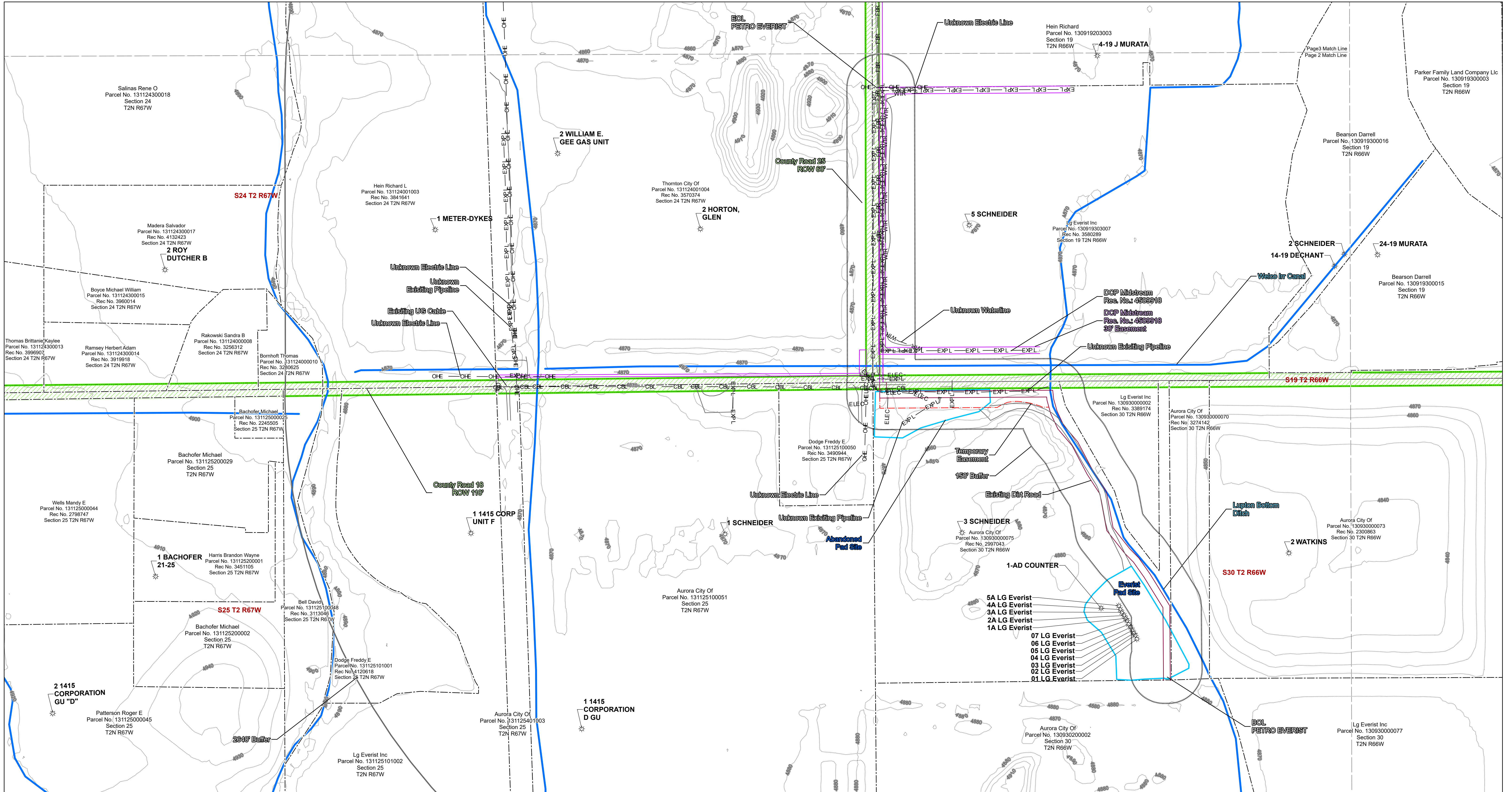
ALL INTERESTED PERSONS MAY ATTEND

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)

LMLC3 L7 LUPTON MEADOWS LAND CO DIV 3 VAC & REP L1 THRU 8 PT 19-2-66 (.45R)



LEGEND

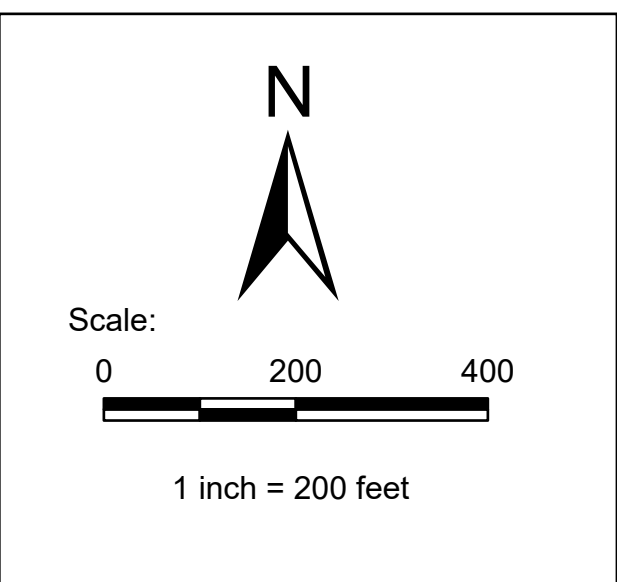
	Well Location		Temporary Easement		Section Boundary		Site Boundary
	Waterways		ELEC—ELEC Existing Electric Line		Landowner Parcels		Match Line
	Elevation Contours		EXPL—EXPL Existing Pipeline		150' Buffer		
	Existing Road		Existing Easement		2640' Buffer		
	Permanent 50' Easement		Existing Lap22-0015		Fort Lupton Road ROW		

Western Midstream

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TELEPHONE: (303) 666-0379
WWW.TOPOGRAPHIC.COM



PETRO EVERIST			
6" Gas & 4" Oil Lines			
Project No. SUP24-004			
S30 T2N R66W & S24 T2N R67W of the 6TH PM, Weld County, Colorado			
Size:	24"x36"	Page No.	3 of 3
Job:	1005756	Date:	1/3/2025
By:	AFG	Revision:	05



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

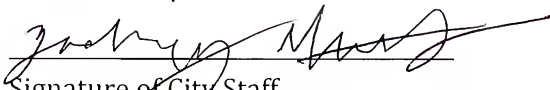
Sign Posting Affidavit

Western Midstream
Project No. SUP24-004



Facing west at the intersection of CR 18 and CR 25

I, ZACHARY METTLER hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 31st day of JANUARY, 2025.


Signature of City Staff

The foregoing instrument was acknowledged before me by Zachary Mettler, this 7th day of February, 2025. Witness my hand and seal.

My commission expires March 9, 2027.


Notary Public

AMBER PHILLIPS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144004824
MY COMMISSION EXPIRES MARCH 09, 2027