



PLANNING COMMISSION

Mike Simone, Chairperson
Shannon Rhoda, Vice-Chairperson

Kathy Kvasnicka
Shannon Wiens
Ashley Greene

Jimmy Dominguez
Karina Gonzalez
Andrea Allison

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, July 23, 2026

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 June 25, 2026, 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 P2026-001 Western Midstream Parsnip Pipeline

Discussion Items

Future Business

- a. The next meeting is scheduled for August 13th, 2026.

Adjourn

Virtual Meeting Instructions

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

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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
June 25, 2026**

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, June 25, 2026.

Chair Mike Simone called the meeting to order at 6:01 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Shannon Rhoda, Commissioners Kathy Kvasnicka, Shannon Wiens, Karina Gonzalez, Ashley Greene, and Andrea Allisson. Commissioner Jimmy Dominguez joined online via Go-To.

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

APPROVAL OF AGENDA

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

CONSENT AGENDA

Vice-Chair Rhoda moved to approve the consent agenda, Commissioner Wiens seconded.

PUBLIC COMMENT

There were no public comments

ACTION ITEM

There were no action items.

DISCUSSION ITEMS

Cottonwood Downs Concept Plan

Planner Zachary Mettler presented this item and stated that this discussion item is a concept plan, therefore, no formal decision or approval will be 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.

Mr. Mettler explained that the proposed Cottonwood Downs Subdivision is located east of and adjacent to Northrup Avenue and south of the Willow Crossing Subdivision. He stated that the property is currently zoned PUD and is part of the larger Cottonwood PUD, approved in 2006, which was proposed as a

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
June 25, 2026

residential and mixed-use subdivision. The Comprehensive Plan designates the area as Single-Family Detached and Parks & Open Space along the western edge of the property, allowing for single-family attached, single-family detached, and multifamily housing options. He stated that the applicant is proposing 126 dwelling units, open space, and a trail along the western side of the Fulton Ditch. The proposal includes 62 detached homes and 64 attached homes.

Kris Picket with JKP Consulting was in attendance to give a presentation. He began by providing an overview of the company and explaining how the project came about. He presented an aerial of the proposed development and explained that Keri Street will be extended across the Fulton Ditch to connect with Northrup Avenue. He stated that some of the homes will be front-loaded, while most will feature alley-loaded garages to create cleaner streets and improved landscaping. Workout stations are proposed along the trail to provide residents with opportunities to exercise outdoors. He also noted that right-of-way width requirements have changed due to updates to the City code, and that they are working with staff to address those changes. He concluded his presentation by explaining that open space is proposed along the southern property line to create a buffer between the development and the existing Cottonwood subdivision to the south.

Chair Simone asked for clarification on whether JKP Consulting was also involved with the subdivision to the south. Mr. Picket responded that they were not.

Commissioner Greene asked about the anticipated median home price. Mr. Picket stated that they do not have a set price range at this time but anticipate homes being priced between approximately \$450,000 and \$550,000.

Commissioner Wiens asked whether a Metro District is being proposed. Mr. Picket responded that they are not proposing a Metro District, as a development of this size would not require one. However, they are proposing a homeowners association (HOA).

Commissioner Gonzalez asked who would be responsible for maintaining the trail system. Mr. Picket explained that the HOA would be responsible for maintenance. Planning Director Todd Hodges added that discussions are ongoing regarding how the City can work with HOAs and Metro Districts on the maintenance of trail systems in the future, including whether trails could be dedicated to the City while being maintained by one of those entities.

Vice-Chair Rhoda asked whether it is legally possible for the City to have a different entity maintain property owned by the City. Planning Director Todd Hodges responded that Coyote Creek is an example of this arrangement already being in place. Mr. Picket added that he would be open to providing a public access easement and trail. However, he would not recommend having an outside entity maintain City owned property for liability reasons.

Commissioner Gonzalez asked for clarification regarding the statement that utilities are nearing full capacity for this project and asked about the potential consequences. City Engineer David Rausch responded that the item is still under review and that staff is waiting for the utility study from the applicant. Once submitted, staff will determine whether additional improvements or requirements will be necessary.

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Chair Simone asked whether a trail crossing over the ditch is proposed to connect to Northrup Avenue. Mr. Picket responded that it would. Chair Simone asked if there are any existing trees and whether they are planning on keeping them. Mr. Picket pointed out where the existing trees are located and explained that they intend to preserve them. He added that there will be planting more trees.

Commissioner Rhoda asked what the process is going to look like while staff is waiting for the utility study. Mr. Picket explained that the utilities are approaching their current capacity from a design standard and that their study will compare projected demand to determine whether any improvements or modifications will be needed.

Commissioner Rhoda asked whether utility capacity is reviewed for every new development proposed in the City. Mr. Hodges explained that it was. Mr. Picket added that the utility concerns discussed are specific to this area. Mr. Rausch and Mr. McDermott noted that the required utility analyses will be completed during the preliminary and final plat review process.

Chair Simone asked whether the updated landscaping code would apply to this subdivision. Mr. Mettler responded that it would and that all future developments will be subject to the updated landscaping requirements.

Commissioner Gonzalez asked about the prairie dogs on the property and whether they would be removed. Mr. Hodges stated that prairie dogs are considered a nuisance under the City's code and should not remain on the property.

Commissioner Dominguez noted that local schools offer programs that could allow the City or developers to partner with students on projects such as constructing benches, shelters, or other site amenities.

Commissioner Greene asked if the city is going to require new constructions to meet specific compliances. Commissioner Wiens responded that all new construction must comply with the current adopted Building Code.

Chair Simone discussed Metro Districts and provided an overview of how they operate. He stated that homeowners within Metro Districts generally pay higher property taxes and expressed concern that these residents may be less likely to support future tax increases for City amenities. He also noted that some subdivisions restrict public access to amenities, limiting their availability to the public. Chair Simone suggested that the City explore agreements with Metro Districts to help maintain parks and open space in exchange for allowing public access to those amenities.

Commissioner Rhoda expressed concern that all future residential developments are required to establish either a Metro District or an HOA, as passed by City Council. She stated that this requirement will make it more difficult to pass future tax measures because a growing number of residents will already be paying higher taxes due to these Metro Districts or HOAs. She explained that she supports the use of Metro Districts for commercial developments but not for residential projects, stating that developers should be responsible for funding their own infrastructure. She expressed concern that requiring Metro Districts and HOAs shifts the financial burden of infrastructure costs to homeowners who may be struggling now due to these high taxes.

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Mr. Hodges responded to Chair Simone's comments, stating that every subdivision is different. He explained that Willow Crossing is a unique case because it is a single-lot PUD under single ownership, which is why its amenities may not be accessible to the public. He stated that all new developments, regardless of whether they have a Metro District or HOAs, should include open space and amenities that are accessible to the public. He explained that when a Metro District is created, there are generally two types of tax obligations: one that funds infrastructure, which is intended to be temporary, and another that funds ongoing maintenance. He stated that the infrastructure related taxes will eventually be eliminated at some point and that Metro Districts have a long track record that function as taxing entities with decision making authority.

Commissioner Greene questioned whether Metro Districts have greater control over property maintenance than the City is able to enforce. Vice-Chair Rhoda responded that a significant portion of the taxes paid by homeowners within a Metro District is used to pay for infrastructure, while only a small portion is used for maintenance. She stated that the purpose of Metro Districts was to provide more affordable homes with initially higher taxes that would decrease over time. However, she expressed concern that home prices are now high while Metro District taxes remain significant.

Chair Simone asked Commissioner Wiens whether her Metro District also has an HOA and whether the HOA is responsible for maintenance. Commissioner Wiens responded that the HOA maintains her community, although there are no common areas for it to maintain.

Mr. Hodges added that Code Enforcement has the authority to enforce violations involving HOAs. He stated that the City places importance on the long term maintenance of open space and ensuring public access to community amenities.

Mr. McDermott explained that many subdivisions are required to provide open space, for example in the form of pocket parks. However, staff has observed a growing need for larger parks that include additional amenities, consistent with the Parks and Trails Master Plan.

Chair Simone asked how the City and developers work together to implement the Parks and Trails Master Plan. Mr. McDermott gave a brief explanation and added that park locations and amenities are planned based on the needs identified by the community.

Commissioner Allison introduced herself as the newest member of the Planning Commission.

Planner McDermott reported that Phase Two of the Comprehensive Plan Update has been completed. Staff is now beginning Phase Three, which will focus on refining the vision and developing goals and policies for the Comprehensive Plan.

FUTURE BUSINESS

There next Planning Commission meeting is scheduled for July 23, 2026.

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June 25, 2026**

ADJOURNMENT

Commissioner Wiens moved to adjourn the meeting. Commissioner Allison seconded.

Chair Simone moved to adjourn the meeting at 6:52 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

DRAFT

RESOLUTION NO. P2026-001

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A SPECIAL USE PERMIT FOR A BURIED GAS GATHERING PIPELINE AND A BURIED OIL GATHERING PIPELINE, ON SEVEN PARCELS LOCATED IN PORTIONS OF THE WEST HALF OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., PORTIONS OF THE WEST HALF AND NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 66 WEST OF 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing on July 23, 2026, for the purpose of reviewing the application from Western Midstream for a special use permit for a buried gas gathering pipeline and a buried oil 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 Parsnip Pipeline for a portion of a buried gas gathering pipeline and a buried oil gathering pipeline, conditional upon the following:

I. Prior to recording;

- A. Applicant shall adequately address all comments from Planning, including but not limited to:
 - a. Update all project documents that reference specific line dimensions, including but not limited to Special Use Permit Sheets and Project Narrative.
 - b. Correct all red lines on SUP sheets.
 - c. Add the following notes to the sheets:
 - i. The property shall adhere to all applicable local, state, and federal regulations at all times.
 - ii. After project completion, the site shall undergo reclamation to its natural state.

- B. Applicant shall adequately address all comments from Public Works, including but not limited to:
 - a. Add a note to the Special Use Permit stating: “If relocation is necessary in the future due to future utility conflict it will be the responsibility of Western Midstream to relocate facilities.”
- C. Applicant shall acknowledge all comments from CDOT.
- D. Applicant shall acknowledge all comments from CDPHE.
- E. Applicant shall acknowledge all comments from Xcel Energy.
- F. Applicant shall acknowledge all comments from United Power

II. Prior to construction;

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

DONE THIS 23rd DAY OF JULY, 2026, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



**WESTERN MIDSTREAM PARSNIP PIPELINE
SPECIAL USE PERMIT
STAFF REPORT
PLAN NO. SUP26-002**

PROJECT DESCRIPTION

Project No.: Plan No. SUP26-002

Project Name: Western Midstream Parsnip Pipeline

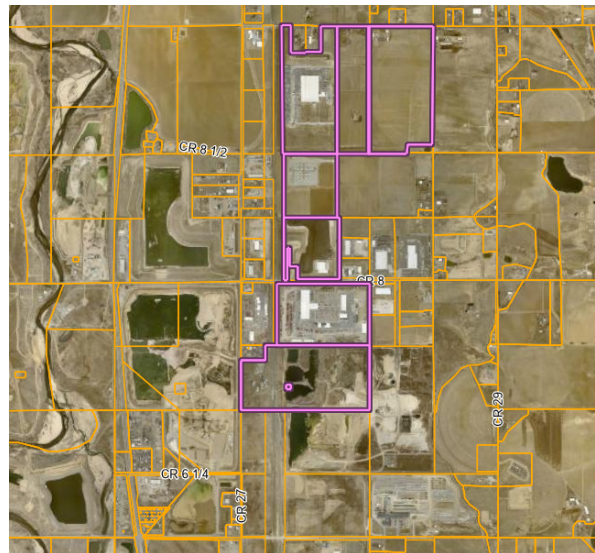
Owners: Each parcel is owned by a separate entity.

1. Parcel No. 147120000033 owned by Brannan Sand and Gravel Company
2. Parcel No. 147120202001 owned by Energy Property Partners LLC
3. Parcel No. 147117300005 owned by Intermountain Trailer Sales and Service LLC
4. Parcel No. 147117300004 owned by Kerr-McGee Gathering LLC
5. Parcel No. 147117200006 owned by Basalite Building Products LLC
6. Parcel No. 147117000054 owned by JP Cubed Capital LLC
7. Parcel No. 147117000053 owned by Leroy Sack

Representative: David Van Der Vieren, Western Midstream

Location of Request:

This pipeline will extend through portions of Weld County and will be located within seven parcels within the City of Fort Lupton's Municipal Boundaries. The project location within city limits begins on the east side of South Denver Avenue, approximately 2,360 feet north of County Road 6. It then runs north generally along Union Pacific Rail Road before turning east and tying into existing infrastructure, approximately 2,600 feet north of County Road 8 in Fort Lupton.



Nature of Request:

The Applicant has applied for a Special Use Permit for a buried gathering pipelines. The gas gathering pipeline and oil gathering pipeline will carry material to existing infrastructure. The line will originate immediately outside of city limits at the O&G facility located on Parcel No. 147120300007. After project completion, the site will undergo reclamation to its natural state.

Site Size: The seven parcels in city limits make up a combined 378.491 acres.

Zone District: 'I-2' – Heavy Industrial

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

Existing Use: Variety of industrial and agricultural uses across seven parcels.

Hearing Dates: Planning Commission – July 23, 2026 at 6:00PM
City Council – August 4, 2026 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 July 2nd, 2026.

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 July 1st, 2026

Notice was mailed to neighbors within one thousand (1000) feet of the Property on July 8th, 2026.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The properties are zoned I-2 Heavy Industrial. 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 properties are zoned I-2 Heavy industrial. Oil and gas pipeline projects fit under the land use "Utility-Pipeline", which requires a Special Use Permit in all zone districts.

These oil and gas pipelines are located in an area that has been identified as "Industrial" 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, dry agriculture, irrigated agriculture, oil and gas facilities, commercial, and industrial uses. As identified in the City of Fort Lupton Comprehensive Plan, land use types identified for this area include Agricultural & Rural Residential, Single-Family Detached, Single-Family Attached, Multifamily, Commercial General, Commercial Transition, Industrial, Light Industrial & Office, Parks & Open Space, and Public / Semi-Public. Scattered homesteads, mobile homes, commercial and industrial uses define the area; the average parcel size, outside the City limits and within the three mile boundary, is three (3) acres.*

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 Industrial ([Future Land Use Map](#)). Below is the excerpt text from page 29 of the 2018 Comprehensive Plan regarding Industrial Land Uses:

“This designation allows for a mix of heavy and light industrial users as well as office development, intended to provide an appropriate environment for higher intensity users. These areas should be utilized to attract major employers and support economic development that will complement residential growth within the community. Developments within this designation should be carefully reviewed to account for potential impacts on adjacent land uses from high intensity operations.”

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/1042>.

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	Ripple Fiber	Weld County Department of Planning
Intrepid Fiber	Weld County Public Works	Weld County GIS
Weld County Department of Public Health & Environment	Western Midstream	City of Brighton
Fulton Ditch Company		

Additional documents are available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/1042>.

PROJECT NARRATIVE

Section 30, Township 2N, Range 66W

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

Parcel ID# 147120300007, 147120000033, 147120202001, 147117300005, 147117300004, 147117200006,
147117000054, 147117000053

Project Owner/Operator: Western Midstream

Project Name: Parsnip

A buried 10 inch gas gathering pipeline and a 6 inch oil gathering pipeline will be built within the town of Fort Lupton with an anticipated construction start date of Q3 of 2026. The lines will connect to our existing gathering system. The lines will originate at the O&G facility located on parcel ID # 147120300007. From there the lines will travel N on the western boundary of parcel ID # 147120000033. The lines will turn east at the NW corner of the parcel, that is adjacent to S Denver Ave. The lines will run underneath the Union Pacific rail lines where the lines will turn N. This turn will be west of the retention ponds, near an existing access road. The lines will exit parcel ID # 147120000033 and enter parcel ID# 147120202001. The lines will continue to run N on the western side of the parcel, till the northern boundary where they will be bored underneath CR 8. The lines will enter Parcel ID # 147117300005 on the other side of CR 8. The lines will continue to run N till they enter parcel ID # 147117300004. When the lines reach the northern boundary of parcel ID # 147117300004, they will turn E. The Gas Line will tie into existing infrastructure on parcel ID # 147117300004. The Oil Line will continue to run E until it reaches the NE corner of parcel ID # 147117300004, where it will turn N. The Oil Line will be bored underneath an existing ditch located on parcel ID # 147117200006. On the N side of the ditch, in the SE corner of parcel ID # 147117200006, the oil line will turn E. The Oil Line will be bored underneath S Rollie Ave, and enter parcel ID # 147117000054. The Oil Line will continue to run E, on the southern boundary of parcel ID # 147117000054, where it will tie into existing infrastructure near the SW corner of parcel ID # 147117000053. An AGA will be placed on the SE corner of parcel ID # 147117000054.

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 2026.

The surrounding areas are used primarily for Industrial, Warehousing, and/or Oil & Gas operations. This line is not anticipated to have any effect on surrounding parcels' land use, but rather will act as a support service for existing uses.

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.

SPECIAL USE MAP FOR PARSNIP FED HZ WELL CONNECT PIPELINE Project no. SUPxx-xxx

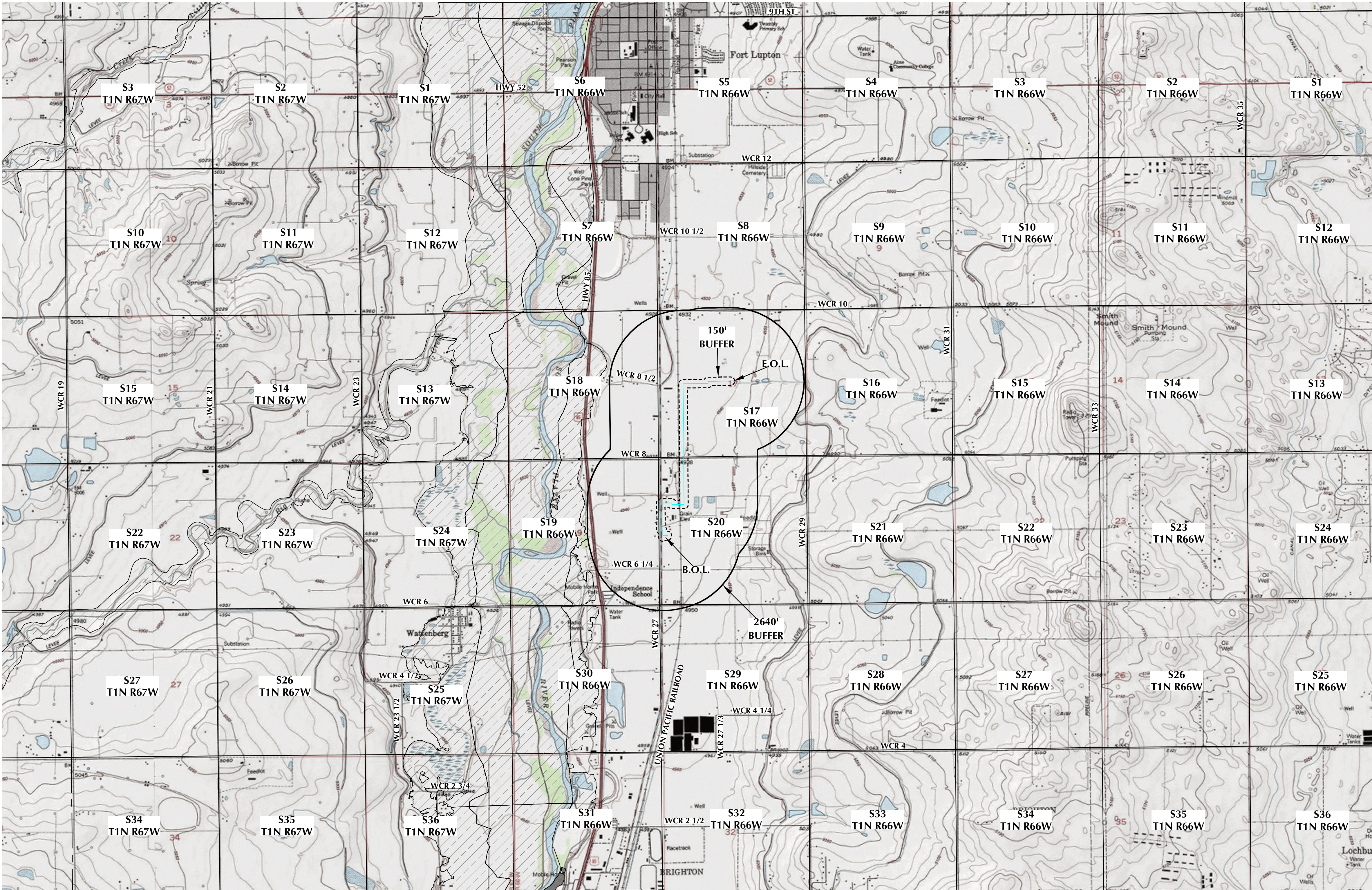
APPROXIMATELY 6986 FT. OF 10" LP GAS PIPELINE

& APPROXIMATELY 8320 FT. OF 6" OIL PIPELINE

FOR WESTERN MIDSTREAM PARTNERS

LOCATED IN SECTION 20, T1N, R66W & SECTION 17, T1N, R66W

OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP

1" = 2000'



CONSULTING, LLC

LOVELAND OFFICE
6706 North Franklin Avenue
Loveland, Colorado 80538
Phone 970-776-4331

SHERIDAN OFFICE
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609

**WES DJ
GATHERING LLC**

10188 E I-25 Frontage Rd.
Longmont, Colorado 80504

DRAWING REVISIONS

REV.	DATE	DESCRIPTION
A	4/6/26	FORMAL APPLICATION

SHEET INDEX:

SHEET NO.	SHEET NAME
SHEET-1	COVER SHEET
SHEET-2	SITE DEVELOPMENT PLAN PAGE 1
SHEET-3	SITE DEVELOPMENT PLAN PAGE 2

GENERAL NOTES:

- PUBLICLY AVAILABLE DATA SOURCES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY 609 CONSULTING, LLC.
- ORIGINAL DOCUMENT SIZE: 24" x 36"

LEGEND

- PARSNIP FED HZ WELL CONNECT CENTERLINE
- 100-YEAR FLOODPLAIN (EFFECTIVE)
- 150' PROJECT BUFFER
- 2640' PROJECT BUFFER

CITY ENGINEER'S APPROVAL

Approved this ____ day of _____, 20____.

City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ____ day of _____, 20____.

Director of Public Works

CITY ADMINISTRATOR'S APPROVAL

Approved this ____ day of _____, 20____.

City Administrator

PLANNING COMMISSION RECOMMENDATION

Recommended this ____ day of _____, 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 Resolution No. 2023R008 of the City of Fort Lupton passed and adopted on the 7th day of February, A.D., 2023 and that the Mayor of the City of Fort Lupton, as authorized by said [ordinance/resolution] 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

(Seal)

CONTACTS:

- APPLICANT/OPERATOR: WES DJ GATHERING LLC
10188 E I-25 FRONTAGE ROAD
LONGMONT, CO 80504
(832) 636-1009
- ENGINEER/CONSULTANT: 609 CONSULTING, LLC
1095 SABERTON AVENUE
SHERIDAN, WY 82801
(307) 674-0609
- PROPERTY OWNER: ANADARKO E&P ONSHORE LLC
1099 18TH ST
DENVER, CO 80202-1908
- PROPERTY OWNER: BRANNAN SAND AND GRAVEL COMPANY LLC
2500 BRANNAN WAY
DENVER, CO 80229-7029
- PROPERTY OWNER: ENERGY PROPERTY PARTNERS LLC
PO BOX 1431
DUNCAN, OK 73534-1431
- PROPERTY OWNER: WELD COUNTY
PO BOX 758
GREELEY, CO 80631
- PROPERTY OWNER: INTERMOUNTAIN TRAILER SALES AND SERVICE LLC
PO BOX 702390
WEST VALLEY CITY, UT 84170-2390
- PROPERTY OWNER: KERR-MCGEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217-3779
- PROPERTY OWNER: BASALITE BUILDING PRODUCTS LLC
2150 DOUGLAS BLVD STE 260
ROSEVILLE, CA 95661-3873
- PROPERTY OWNER: JP CUBED CAPITAL LLC
1057 TANTRA PARK CIR
BOULDER, CO 80305-6190

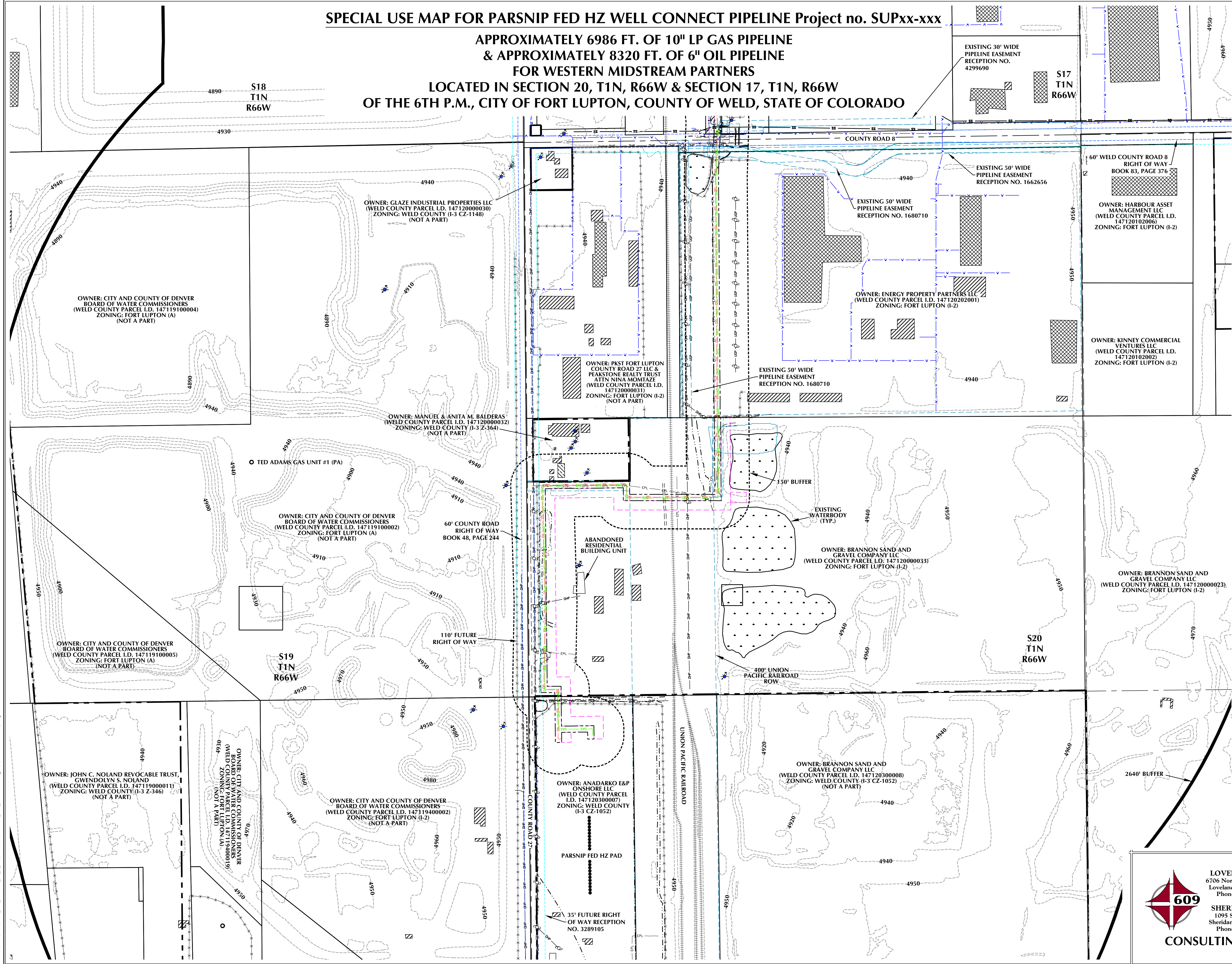
SHEET INDEX:

SHEET NO.	SHEET NAME
SHEET-1	COVER SHEET
SHEET-2	SITE DEVELOPMENT PLAN PAGE 1
SHEET-3	SITE DEVELOPMENT PLAN PAGE 2

PARSNIP FED HZ WELL CONNECT
COVER SHEET

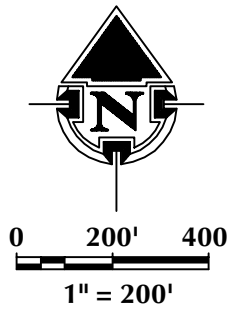
DATE: 4/6/26 SHEET: 1 OF 3
SURVEY DATE: 10/28/25 DRAFTED BY: JAC

SPECIAL USE MAP FOR PARSNIP FED HZ WELL CONNECT PIPELINE Project no. SUPxx-xxx
APPROXIMATELY 6986 FT. OF 10" LP GAS PIPELINE
& APPROXIMATELY 8320 FT. OF 6" OIL PIPELINE
FOR WESTERN MIDSTREAM PARTNERS
LOCATED IN SECTION 20, T1N, R66W & SECTION 17, T1N, R66W
OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO



- LEGEND**
- PROPOSED 10" GAS PIPELINE
 - PROPOSED 6" OIL PIPELINE
 - PROPOSED PERMANENT EASEMENT
 - PROPOSED TEMPORARY EASEMENT
 - FORT LUPTON CITY LIMITS
 - 150' BUFFER
 - 2640' BUFFER
 - PROPERTY LINE
 - EXISTING CONTOURS (10' INTERVAL)
 - EXISTING ROAD
 - ROW / EASEMENT EXISTING
 - COUNTY ROAD ROW
 - UNION PACIFIC RAILROAD
 - EXISTING PIPELINE
 - EXISTING FENCE
 - EXISTING BURIED POWER LINE
 - EXISTING OVERHEAD POWER LINE
 - EXISTING DITCH
 - EXISTING WATER LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING OVERHEAD POWER POLE
 - PROPOSED WELL LOCATION
 - EXISTING WELL LOCATION
 - EXISTING WATER WELL
 - RESIDENTIAL BUILDING UNIT
 - NON-RESIDENTIAL BUILDING UNIT
 - EXISTING BUILDING

NOTES:
1. THIS EXHIBIT IS NOT A PROPERTY BOUNDARY SURVEY AND CANNOT BE RELIED UPON TO DETERMINE OWNERSHIP.
2. THE PROPERTY SHALL MAINTAIN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS AT ALL TIMES.



SITE DEVELOPMENT PLAN

**609**
CONSULTING, LLC

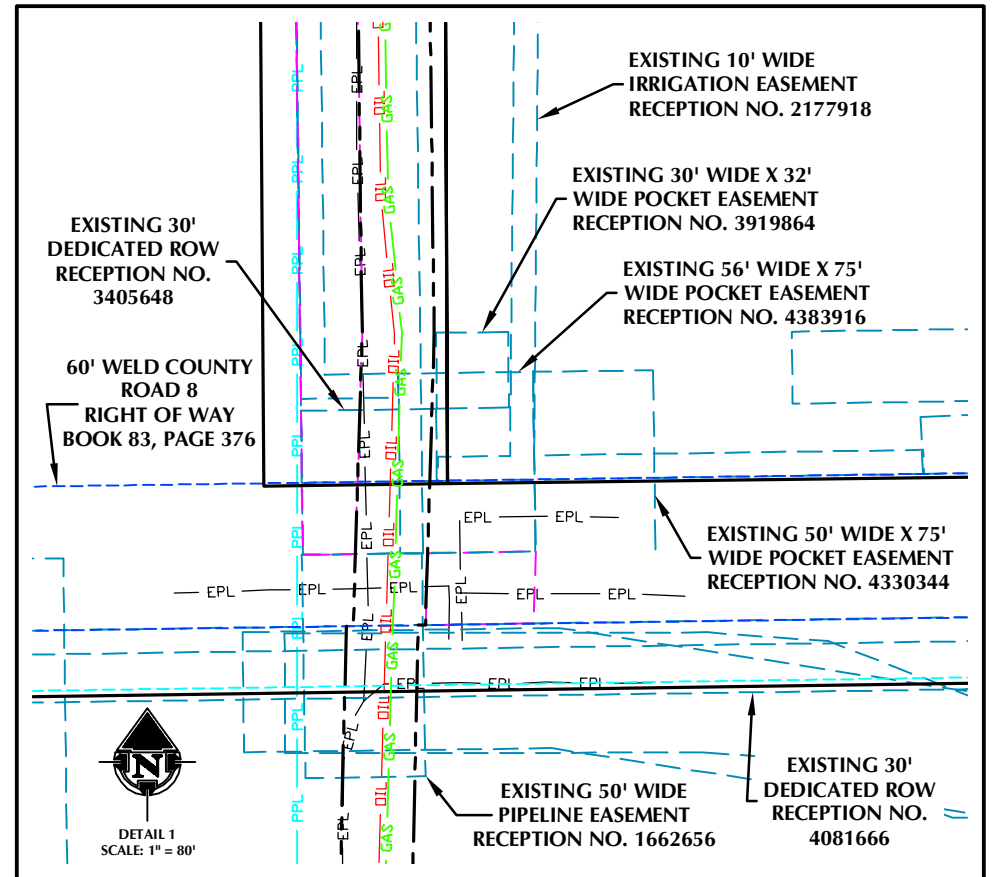
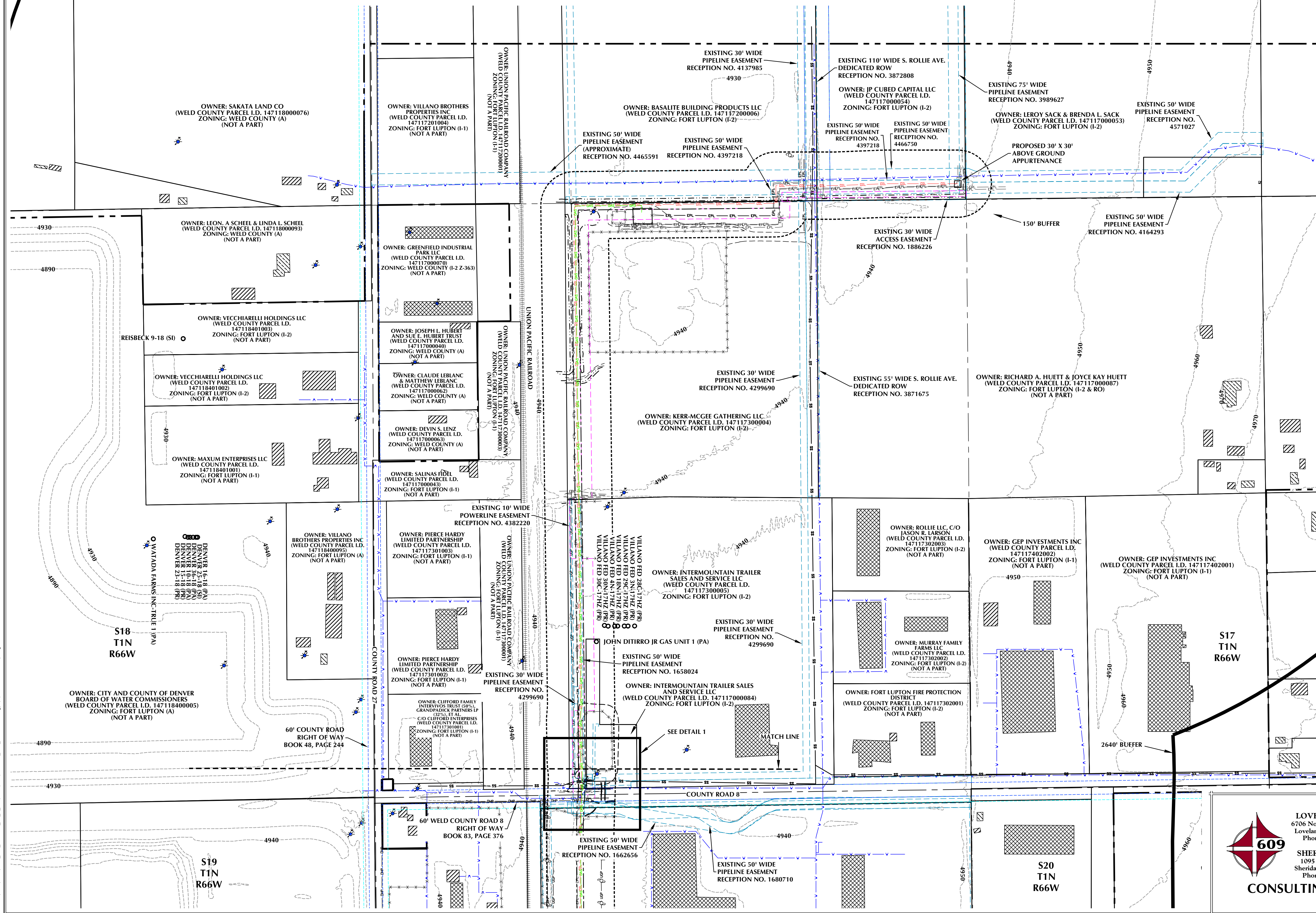
LOVELAND OFFICE
6706 North Franklin Avenue
Loveland, Colorado 80538
Phone 970-776-4331

SHERIDAN OFFICE
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609

WES DJ GATHERING LLC
10188 E I-25 Frontage Rd.
Longmont, Colorado 80504

SCALE: 1" = 200'	PAGE	2 OF 3
JOB: 25-137	DATE:	4/6/26
DRAFTED BY: JAC	REVISED:	

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0 200' 400'
1" = 200'

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SITE DEVELOPMENT PLAN

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SCALE: 1" = 200'	PAGE	3 OF 3
JOB: 25-137	DATE:	4/6/26
DRAFTED BY: JAC	REVISED:	

AFFIDAVIT OF PUBLICATION

See Proof on Next
Page

Fort Lupton Press

I, Sabrina Kreifels, of lawful age, being duly sworn upon oath, deposes and says that I am the Authorized Agent for Publisher of Fort Lupton Press, a publication that is a "legal newspaper" as that phrase is defined for the city of Ft Lupton, for the County of Weld, in the state of Colorado, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

PUBLICATION DATES: Jul 2, 2026

Notice ID: H3bwo4WU51SRuBiacecU

Notice Name: FLP 1483 Western Midstream Parsnip Pipeline

PUBLICATION FEE: \$49.06

Sabrina Kreifels

Authorized Agent for Publisher

VERIFICATION

STATE OF COLORADO
COUNTY OF WELD

LINDSAY L NICOLETTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134073610
MY COMMISSION EXPIRES 02-22-2030

Signed or attested before me on this

2 day of July, A.D. 2026.

20134073610-731595

Notary Public

My Commission Expires: 2-22-2030

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 Parsnip Pipeline Special Use Permit whose location begins on the east side of South Denver Avenue, approximately 2,360 feet north of County Road 6. It then runs north generally along Union Pacific Rail Road before turning east and tying into existing infrastructure, approximately 2,600 feet north of County Road 8 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, July 23rd, 2026, at 6:00 P.M., and before the City Council on Tuesday, August 4th, 2026, 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 DESCRIPTION

PT N2SW4 20-1-66 EXC THAT PT LYING
EAST OF UNION PACIFIC RR
15937 S2NW4 20-1-66 EXC BEG AT NW
COR S2NW4 S300' E492' TO W LN UP R/W
N ALONG R/W 300' TO N LN OF S2NW4
W492' TO BEG (3.5A) (7RR1R)
Lot 1 HALLIBURTON 25 AMD
PT SE4SW4/PT E2SW4SW4 17 1 66 LOT
B REC EXEMPT RE-1167 EXC VILLANO
MINOR AND EXC UPRR RES
FTL PT W2NE4SW4 & E2NW4SW4 17
1 66 (VILLANO 6TH ANNEX) BEG NW
COR OF SW4 N89D54E 865.18' TO TPOB
N8954E 460.22' N89D54E 662.7' S00D00E
1317.26' S89D46W 663.7' S89D46W 453.61'
N00D14W 1319.92' TO POB EXC RR
PT W2E2NW4 & E2W2NW4 17-1-66 EXC
BEG 1026.25'E OF NW COR NW4 S567'
E310' N567' W310' TO BEG EXC PT NW4
17 1 66 BEG NW COR THENCE E 1336' TO
POB S 537' E 310' N 537' W 310' TO TRUE
POB
15899 E2E2NW4 17 1 66 EXC UPRR RES
15888 W2NE4 17 1 66 EXC BEG SE COR
N10 RDS W32 RDS S10 RDS E32 RDS TO
BEG EXC UPRR RES (1R1D)

Legal Notice No. FLP 1483
First Publication: July 2, 2026
Last Publication: July 2, 2026
Publisher: Fort Lupton Press



Planning & Building

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

Phone: 720.928.4003
Fax: 303.857.0351

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ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: Western Midstream Parsnip Pipeline Special Use Permit

ALL INTERESTED PERSONS MAY ATTEND

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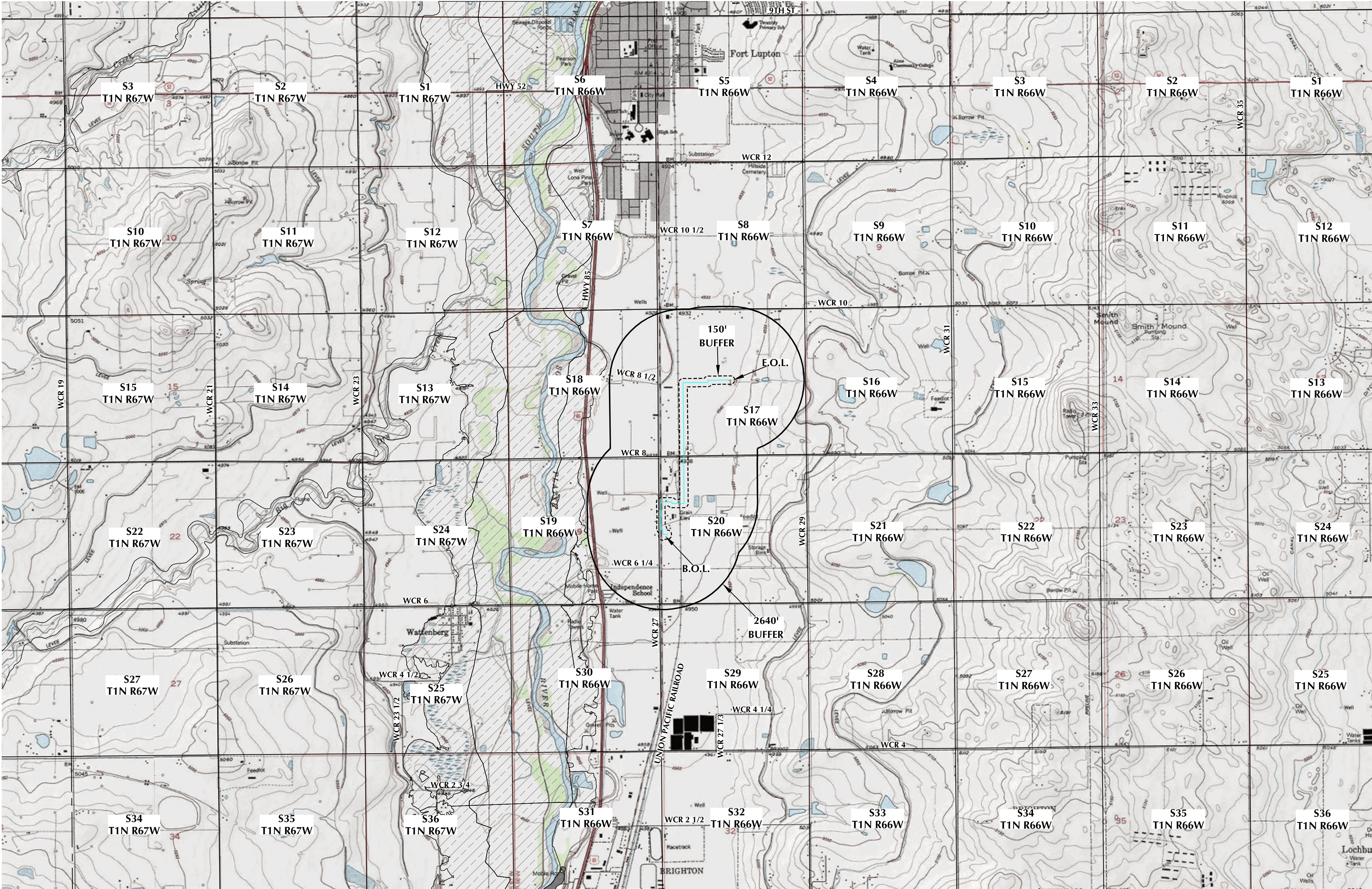
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SPECIAL USE MAP FOR PARSNIP FED HZ WELL CONNECT PIPELINE Project no. SUPxx-xxx

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VICINITY MAP
1" = 2000'

GENERAL NOTES:
• PUBLICLY AVAILABLE DATA SOURCES HAVE NOT BEEN INDEPENDENTLY VERIFIED BY 609 CONSULTING, LLC.
• ORIGINAL DOCUMENT SIZE: 24" x 36"

LEGEND
— PARSNIP FED HZ WELL CONNECT CENTERLINE
100-YEAR FLOODPLAIN (EFFECTIVE)
150' PROJECT BUFFER
2640' PROJECT BUFFER



LOVELAND OFFICE
6706 North Franklin Avenue
Loveland, Colorado 80538
Phone 970-776-4331
SHERIDAN OFFICE
1095 Saberton Avenue
Sheridan, Wyoming 82801
Phone 307-674-0609

**WES DJ
GATHERING LLC**
10188 E I-25 Frontage Rd.
Longmont, Colorado 80504

DRAWING REVISIONS		
REV.	DATE	DESCRIPTION
A	4/6/26	FORMAL APPLICATION

CITY ENGINEER'S APPROVAL
Approved this ____ day of _____, 20____.

City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL
Approved this ____ day of _____, 20____.

Director of Public Works

CITY ADMINISTRATOR'S APPROVAL
Approved this ____ day of _____, 20____.

City Administrator

PLANNING COMMISSION RECOMMENDATION
Recommended this ____ day of _____, 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 Resolution No. 2023R008 of the City of Fort Lupton passed and adopted on the 7th day of February, A.D., 2023 and that the Mayor of the City of Fort Lupton, as authorized by said [ordinance/resolution] 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
(Seal)

CONTACTS:

APPLICANT/OPERATOR: WES DJ GATHERING LLC
10188 E I-25 FRONTAGE ROAD
LONGMONT, CO 80504
(832) 636-1009

ENGINEER/CONSULTANT: 609 CONSULTING, LLC
1095 SABERTON AVENUE
SHERIDAN, WY 82801
(307) 674-0609

PROPERTY OWNER: ANADARKO E&P ONSHORE LLC
1099 18TH ST
DENVER, CO 80202-1908

PROPERTY OWNER: BRANNAN SAND AND GRAVEL COMPANY LLC
2500 BRANNAN WAY
DENVER, CO 80229-7029

PROPERTY OWNER: ENERGY PROPERTY PARTNERS LLC
PO BOX 1431
DUNCAN, OK 73534-1431

PROPERTY OWNER: WELD COUNTY
PO BOX 758
GREELEY, CO 80631

PROPERTY OWNER: INTERMOUNTAIN TRAILER SALES AND SERVICE LLC
PO BOX 702390
WEST VALLEY CITY, UT 84170-2390

PROPERTY OWNER: KERR-MCGEE GATHERING LLC
PO BOX 173779
DENVER, CO 80217-3779

PROPERTY OWNER: BASALITE BUILDING PRODUCTS LLC
2150 DOUGLAS BLVD STE 260
ROSEVILLE, CA 95661-3873

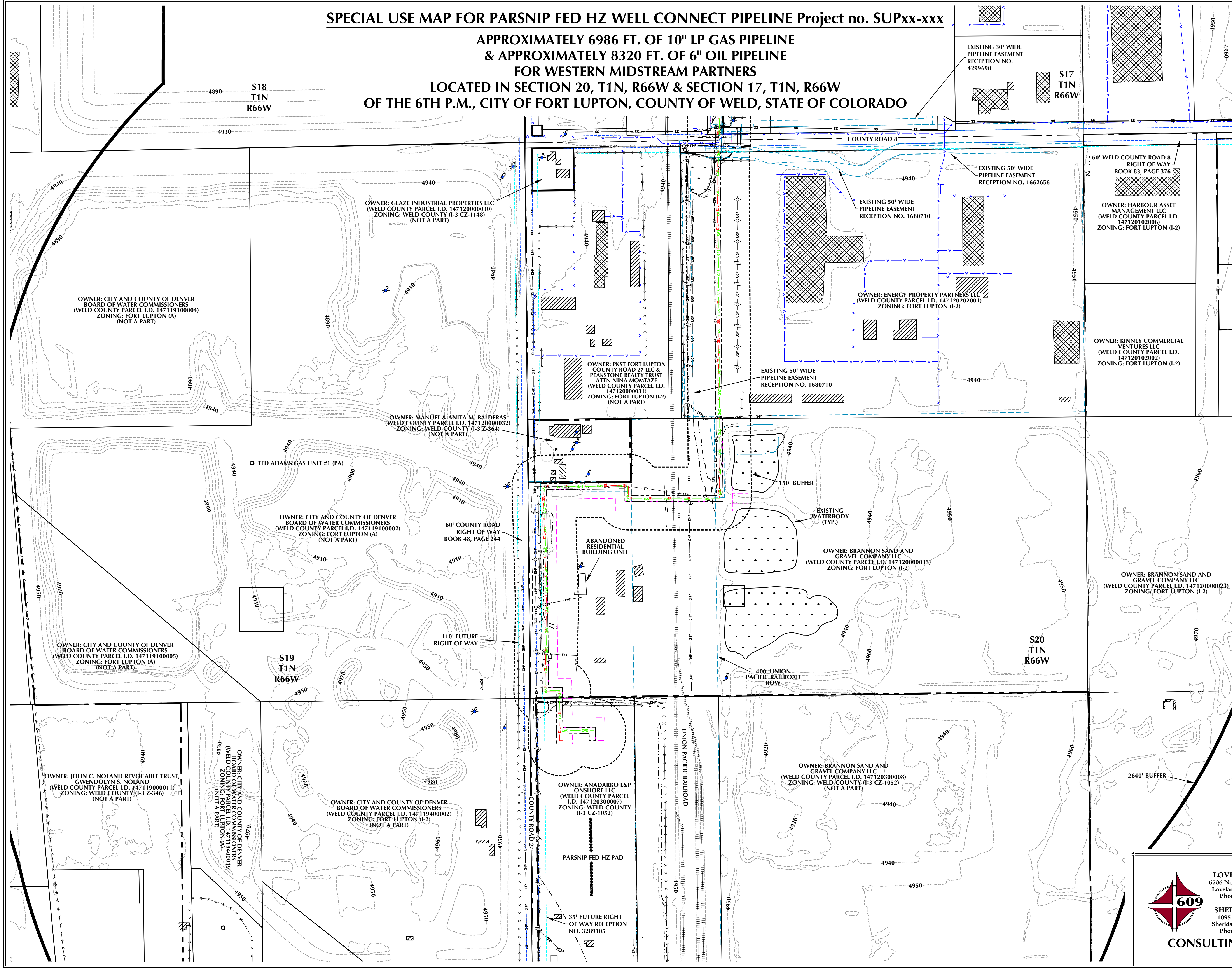
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PARSNIP FED HZ WELL CONNECT
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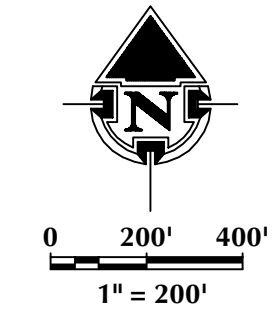
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Phone 970-776-4331

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**SITE DEVELOPMENT
PLAN**

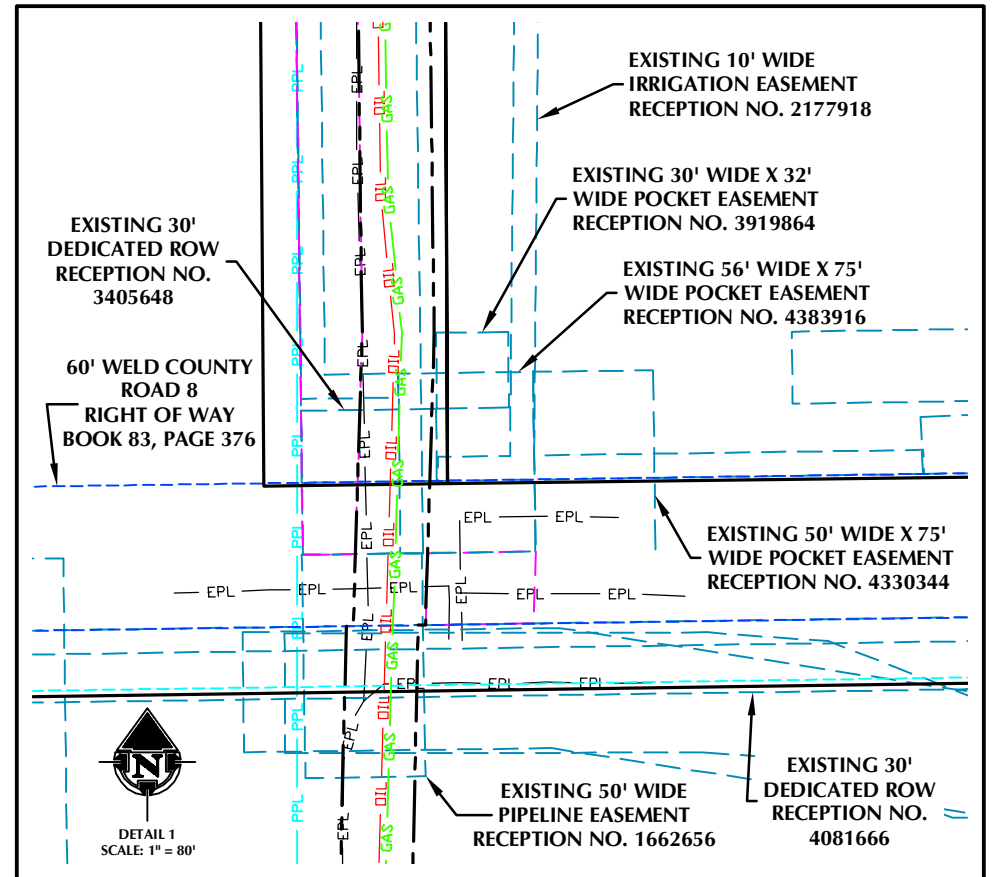
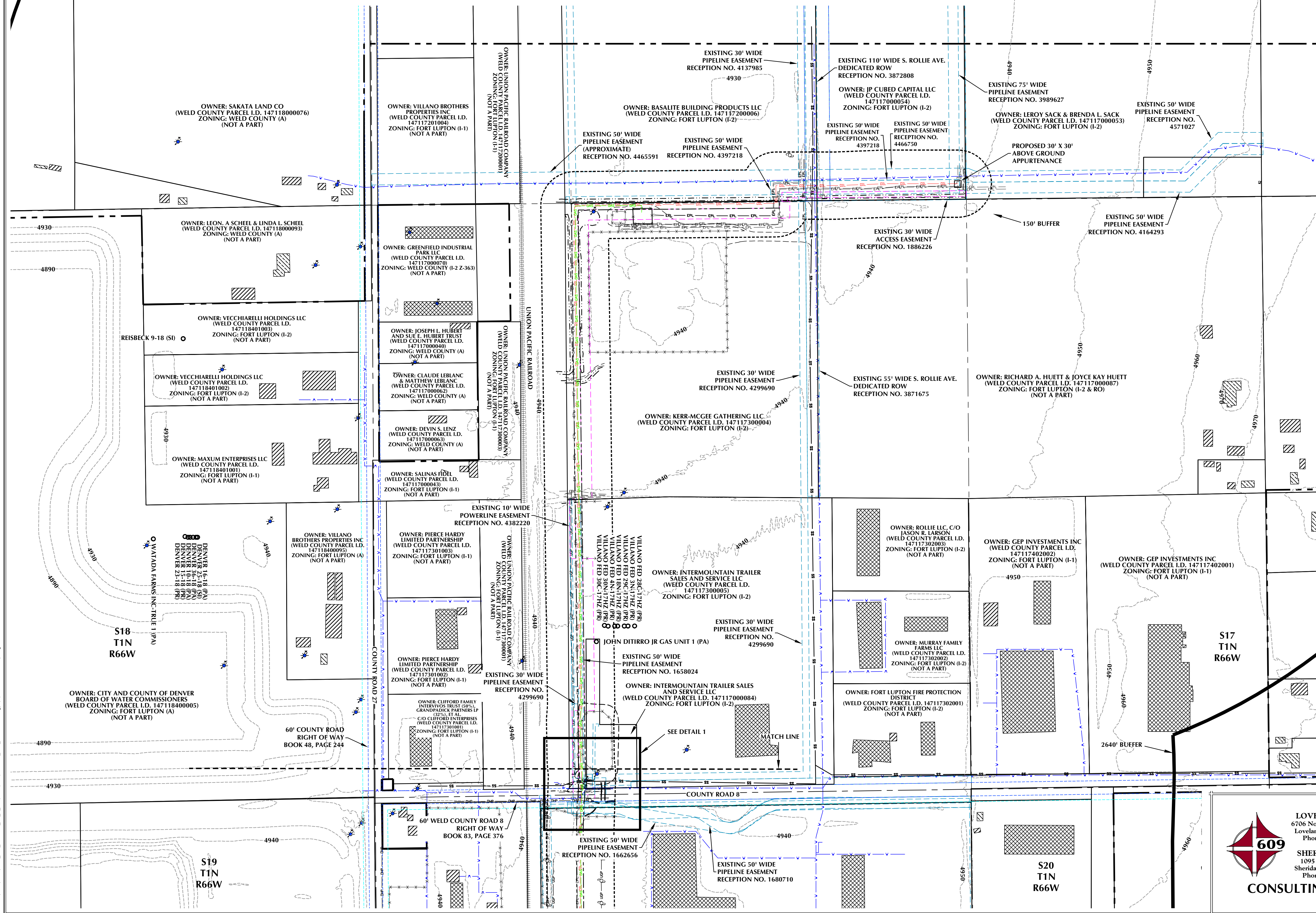
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JOB: 25-137	DATE:	4/6/26
DRAFTED BY: JAC	REVISED:	

K:\WES\2025\2025_137_PARSNIP_AS & WCDWG\SUP\PARSNIP_SUP_SITE_PLAN.dwg, 4/6/2026 9:56:13 AM, hlganski

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SCALE: 1" = 200'	PAGE	3 OF 3
JOB: 25-137	DATE:	4/6/26
DRAFTED BY: JAC	REVISED:	



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the **8th day of July, 2026**, a true and correct copy of the foregoing Notice of Public Hearings for the **Western Midstream Parsnip Pipeline Special Use Permit** was sent via United States Mail, postage pre-paid, to the following addresses:

CITY AND COUNTY OF DENVER, BOARD OF WATER COMMISSIONERS 16000 W 12 TH AVE DENVER, CO 802043412	PKST FORT LUPTON COUNTY ROAD 27 LLC 400 CONTINENTAL BLVD STE 200 EL SEGUNDO, CA 902355062	BALDERAS MANUEL, BALDERAS ANITA M 2732 S DENVER AVE FORT LUPTON, CO 806218339
BRANNAN SAND AND GRAVEL COMPANY LLC 2500 BRANNAN WAY DENVER, CO 802297029	DEAN THEODORE E, DEAN KATHERINE A 13746 COUNTY ROAD 8 FORT LUPTON, CO 806218367	CRESPO MARIA DE JESUS ROMERO, CRESPO JUAN RUAL ROMERO 13750 COUNTY ROAD 8 FORT LUPTON, CO 80621
KINNEY COMMERCIAL VENTURES LLC 14081 MILWAUKEE ST THORNTON, CO 806028950	FL DEVELOPMENT LLC 13516 COUNTY ROAD 8 FORT LUPTON, CO 806218345	HARBOUR ASSET MANAGEMENT LLC 13516 COUNTY ROAD 8 FORT LUPTON, CO 806218345
VILLANO DEAN A (1/6 INT), VILLANO BROTHERS PROPERTIES INC -2/3 INT, VILLANO ROBERT P (1/6 INT) 13050 COUNTY ROAD 10 FORT LUPTON, CO 8062118308	ENERGY PROPERTY PARTNERS LLC, ATTN: PROPERTY TAX DEPT PO BOC 1431 DUNCAN, OK 735341431	ANADARKO E&P ONSHORE LLC ATTN: STEVE FISHER LAND SURFACE ROCKIES 1099 18 TH ST DENVER, CO 802021908
DOUD LAND COMPANY LLC 25528 GENESEE TRAIL RD GOLDEN, CO 804019366	INTERMOUNTAIN TRAILER SALES AND SERVICE LLC 5510 W LAMPERT LN SALT LAKE CITY, UT 841207236	UNION PACIFIC RAILROAD COMPANY 1400 DOUGLAS ST OMAHA, NE 681791001
PADICK PARTNERS (18% Int), CLIFFORD FAMILY INTERVIVOS TRUST (50%), GRANDPADICK PARTNERS KO (32%) 13055 COUNTY ROAD 8 FORT LUPTON, CO 80621	PIERCE HARDY LIMITED PARTNERSHIP 1019 ROUTE 519 BLDG 4 EIGHTY FOUR, PA 153302813	FORT LUPTON FIRE PROTECTION DISTRICT 1121 DENVER AVE FORT LUPTON, CO 806212650
MURRAY FAMILU FARMS LLC 11010 HAVANA ST BRIGHTON, CO 806017148	ROLLIE LLC, C/O JASON R LARSON 6135 BOBCAT BLF LITTLETON, CO 801249400	GEP INVESTMENTS INC 20770 INTERSTATE 76 BLDG A BRIGHTON, CO 806034000
GLAZE INDUSTRIAL PROPERTIES LLC 12224 WHEELING CT HENDERSON, CO 806409426	HUBERT TRUST JOSEPH L, HUBERT TRUST SUE E 2102 S DENVER AVE FORT LUPTON, CO 806218309	SALINAS FIDEL PO BOX 655 HUDSON, CO 806420655
LEBLANC CLAUDE, LEBLANC MATTHEW	LENZ DEVIN S 2202 S DENVER AVE	GREENFIELD INDUSTRIAL PARK LLC

Fort Lupton

COLORADO

3525 COTTONWOOD CIR FREDERICK, CO 805045679	FORT LUPTON, CO 806218336	7415 VARDON WAY FORT COLLINS, CO 805288867
HUETT RICHARD A, HUETT JOYCE KAY 13749 COUNTY ROAD 8 FORT LUPTON, CO 806218344	KERR-MCGEE GATHERING LLC ATTN: APC PROPERTY TAX PO BOX 173779 DENVER, CO 802173779	THOMAS PETROLEUM PO BOX 54446 LEXINGTON, KY 405554446
SACK LEROY, SACK BRENDA L 13540 COUNTY ROAD 10 FORT LUPTON, CO 806218368	JP CUBED CAPITAL LLC 1057 TANTRA PARK CIR BOULDER, CO 803056190	BASALITE BUILDING PRODUCTS LLC 2150 DOUGLAS BLVD STE 260 ROSEVILLE, CA 956613873
SAKATA LAND CO PO BOX 508 BRIGHTON, CO 806010508	SCHEEL LEON A 2055 S DENVER AVE FORT LUPTON, CO 806218335	VECCHIARELLI HOLDINGS LLC 755 N 9 TH AVE BRIGHTON, CO 806039708
SCHMIDT ESTATE REVOCABLE TRUST, KCS SCHMIDT FAMILY FARM LLC 13539 COUNTY ROAD 10 FORT LUPTON, CO 806218307	REED ROBERT B, REED HEATHER E, REED ROBERT W 1316 S DENVER AVE FORT LUPTON, CO 806212638	SMITH DONALD KEITH, SMITH JACQUELYN ANN PO BOX 710 FORT LUPTON, CO 806210710
MUTH DANIEL F, MUTH KATHLEEN R 1396 S DENVER AVE FORT LUPTON, CO 806212638	KEEN FAMILY TRUST 1446 S DENVER AVE FORT LUPTON, CO 806218332	RICHMEIER DANIEL J, RICHMEIER MARCUS D 13041 COUNTY ROAD 10 FORT LUPTON 806218307
QUENZER GREGORY, QUENZER SYDNEY 1325 COUNTY ROAD 10 FORT LUPTON, CO 806218307	CHAVEZ MELECIO, CHAVEZ MARGARET 739 COUNTY ROAD 47 HUDSON, CO 806428603	RILEY BRYAN 10243 DRESDEN ST FIRESTONE, CO 805046711
JONES CHARLOTTE A 13611 COUNTY ROAD 10 FORT LUPTON, CO 806218307	WARDEN AUGUSTA 4029 COUNTY ROAD 29 FORT LUPTON, CO 806218322	ANDAZOLA LUIS, PENA BRENDA D 13871 COUNTY ROAD 10 FORT LUPTON, CO 806218307
EDENS JAMES L, HOFFMAN EDENS MARY R 13815 COUNTY ROAD 10 FORT LUPTON, CO 806218307	ADAMAS ROBERT W 13770 COUNTY ROAD 10 FORT LUPTON, CO 806218368	RJ ENTERPRISES #1 LLC 13749 COUNTY ROAD 8 FORT LUPTON, CO 806218344


City Official

Sign Posting Affidavit

Project Name: Western Midstream Parsnip Pipeline

Project No. SUP26-002



Facing S Denver Avenue



Facing County Road 8

I, David Van der Vliet hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 13th day of July, 2026.

[Signature]
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by David Vandervliet, this 9th day of July, 2026. Witness my hand and seal.

My commission expires 6/30/2029.

[Signature]
Notary Public

