



Frontage Gathering System Conditional Use Permit

City Council – June 26, 2018

| | |
|----------------------------|--|
| Property Owner: | Multiple |
| Applicant: | Stephen Sullivan on behalf of Petro Operating, LLC |
| City Staff Representative: | Joshua M. Tetzlaff, AICP – Senior Planner |

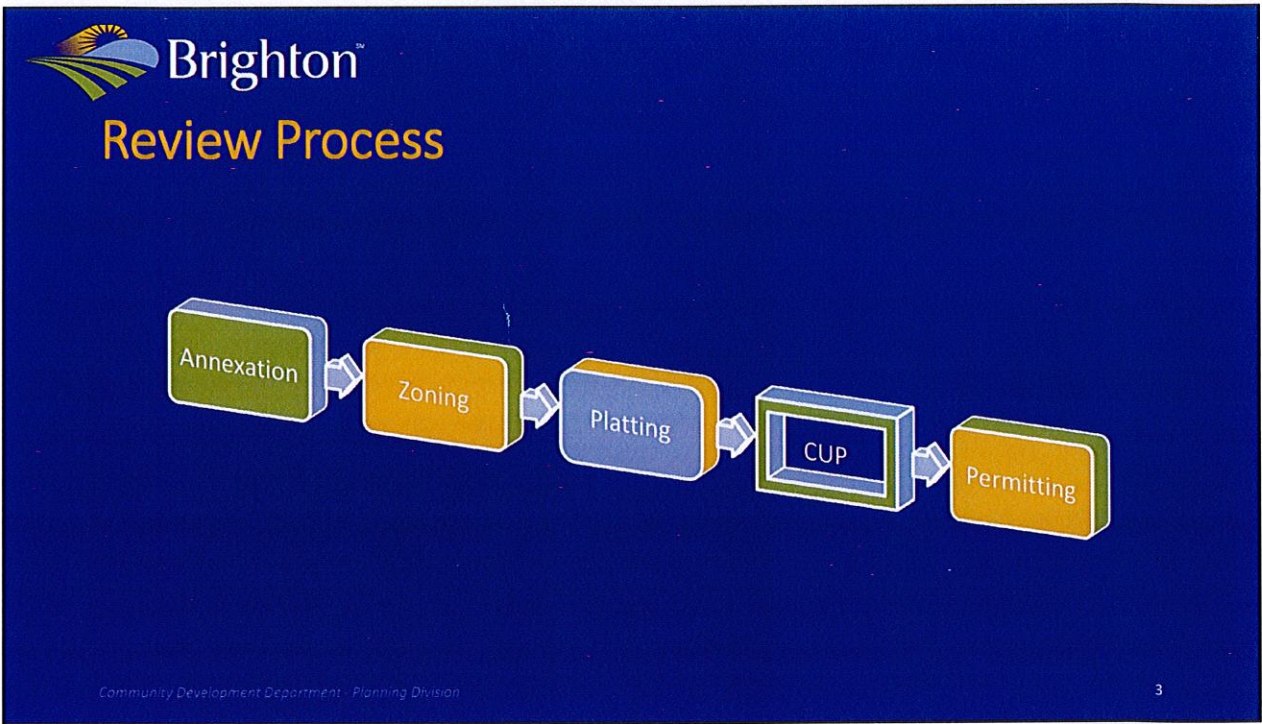


Strategic Plan

Supportive, Sustainable Infrastructure

- Brighton, Colorado, is committed to investing in existing and future transportation, water, wastewater, storm water, and technology networks while planning for sustainable growth.





Brighton™
Background

- Annexed in 1991 and 2003
 - Weld County Annexation
 - Henry Lake Substation Annexation
- Zoned as Agricultural Residential
- Currently Undeveloped
- Residential Properties Developing to the South

**Frontage Gathering System
Conditional Use Permit**

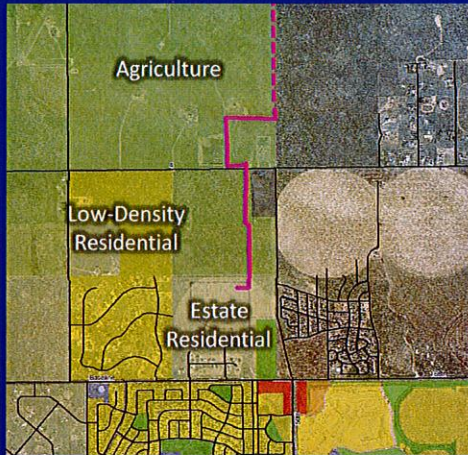
Project: Frontage Gathering System (17-00477)
Applicant: Stephen Sullivan
City Staff Representative: Joshua M. Tezloff, AICP

Community Development Department - Planning Division

4



Comprehensive Plan



- Designated as "Agriculture" in *Be Brighton*
- Property Used for Farming or Very-Low Density Residential
 - Must Obtain Easements from all Property Owners
- All Infrastructure will be Underground through the City

Community Development Department - Planning Division

5



Land Use and Development Code



Review Criteria that Could be Used...

- *Complies with the requirements of these regulations and with the zone district in which it is to be located*
- *Provides consistency with the purpose and intent of these regulations;*
- *Provides compatibility with the surrounding areas, is harmonious with the character of the neighborhood, is not detrimental to the immediate area, is not detrimental to the future development of the area, and is not detrimental to the health, safety, or welfare of the inhabitants of the City;*

Community Development Department - Planning Division

6



Land Use and Development Code

- Complies with the Comprehensive Plan and other master plans of the City; and
- Does the conditional use require restrictions or conditions upon approval?

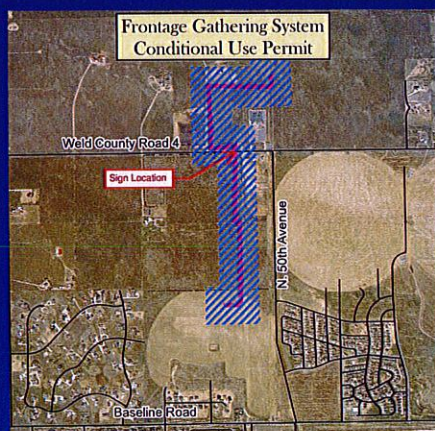


Community Development Department - Planning Division

7



Public Notice and Comment



Public Notice was provided in accordance with the *Land Use and Development Code*.

- Mailed Notice to Property Owners within 300'
 - June 5, 2018
- Sign Posting at One Location
 - June 6, 2018
- Published Notice in the *Brighton Blade*
 - June 6, 2018

* Planning staff has not received any formal comments

Community Development Department - Planning Division

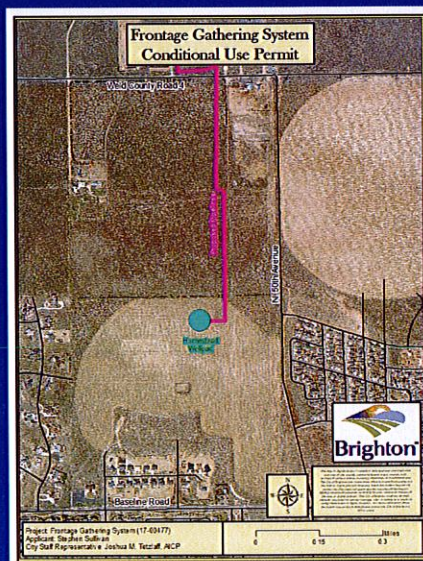
8



Findings and Recommendation

Due to the application being in compliance with the *Land Use and Development Code*, Staff recommends approval of the Frontage Gathering System Conditional Use Permit with the following condition:


- 1) The Applicant shall, contemporaneously with the City Council approval of the application, execute the Memorandum of Understanding (MOU), a copy of which is attached hereto, and by this reference made a material part of this conditional approval.





Brighton

Appendix



615 W. 10th Avenue, Suite 100
Brighton, Colorado 80601
719.383.2200

June 5, 2018

Dear Property Owner:

I am writing this letter to inform you of an upcoming public hearing, which you may be invited to attend. The hearing provides citizens, especially adjacent landowners such as yourself, the opportunity to voice their opinion on the proposed project to the approving body. The report and opinions of citizens and adjacent property owners provide valuable feedback to the City Council, city staff and the applicant. The following is some basic information which pertains to the project:

Project Application Type: Conditional Use. A proposed land use which may or may not work with the land, as determined by the City Council. The City Council makes a final determination on this Conditional Use after the Public Hearing which takes place on the date listed below.

Project Summary: This project consists of two parallel, underground pipelines, an 8" gas pipeline and a 6" oil pipeline.

Project Location/Use Plan: South of Weld County Road 4, west of N 50th Avenue - See revenue side for vicinity map.

Reviewing Body: The City Council makes a final determination on this Conditional Use after the Public Hearing which takes place on the date listed below.

Public Hearing: June 26, 2018, at 8:00 PM
City Council Chambers 1st Floor of City Hall
300 South 4th Avenue, Brighton, CO 80601


Official Notice Publication: June 6, 2018, edition of the Brighton Courier Herald.

City Staff Project Manager: Joshua M. Tatalaf, ACP - Associate Planner
(303) 455-2072
jtatalaf@brighton.gov

Applicant: Stephen Sullivan
W. Denver South - Mack & Tanky, P.C.
(303) 838-2500
sullivan@w-sullivan.com

Please do not hesitate to contact me if you have any questions on this project or if you are unable to attend the hearing, but would like to submit comments via the record. Thank you for your time.

Sincerely,



Joshua M. Tatalaf, ACP
Associate Planner

ADMINISTRATION • BUSINESS • ENGINEERING • PLANNING
615 W. 10th Avenue • Brighton, Colorado 80601 • 719.383.2200




Brighton

Appendix

| | | |
|---|--|--|
| PUBLIC SERVICE CO OF COLO TAX SERVICE DEPARTMENT PO BOX 1979 DENVER CO 80201 | LAPKA ALOMA LEE 14083 OLIVE ST BALDWIN PARK CA 91706 | TRI-STATE GENERATION 7 TRNMSMSN ASSOC INC 1100 W 116 th AVE WESTMINSTER CO 80234 |
| MCKEE MICKY B 15759 MCKEY ROAD 4 BRIGHTON CO 80603 | CKG INCORPORATED 15653 COUNTY ROAD 4 BRIGHTON CO 80603 | JOHNS MEATS INC C/O JOHN W WILLARD 2567 COUNTY ROAD 29 FORT LUPTON CO 80621 |
| WILLARD JOHN W 2567 COUNTY ROAD 29 FORT LUPTON CO 80621 | WILLARD JOHN FAMILY TRUST 2567 COUNTY ROAD 29 FORT LUPTON CO 80621 | ELKHART LLC 9033 E EAST PL STE 112 CENTENNIAL CO 80112 |
| SECOND CREEK DEVELOPMENT LLC 70665 ALTON WAY BLDG A CENTENNIAL CO 80112 | | |



**NOTICE OF A PUBLIC HEARING
OF THE CITY OF BRIGHTON CITY COUNCIL**

**FRONTAGE GATHERING SYSTEM
CONDITIONAL USE**

The City Council of the City of Brighton will hold a public hearing regarding a conditional use permit for two parallel, underground pipelines, an 8" gas pipeline and a 4" oil pipeline. The pipelines will be located south of Weld County Road 4, west of N. 50th Avenue, generally described as the northeast quarter of Section 34, Township 1 North, Range 66 West, 6th Principal Meridian, City of Brighton, County of Weld, State of Colorado.

Notice is hereby given that the City Council of the City of Brighton will hold its public hearing regarding the proposed conditional use application on Tuesday, June 26, 2018. The City Council public hearing will be held at 6:00 p.m. in the Council Chambers, on the 1st floor of City Hall, 500 S. 4th Avenue, in Brighton. The City Council will hear evidence from interested parties and make a final determination regarding the proposed rezoning.

Further information may be obtained from the Planning Division at the above address or by calling (303) 655-2059.