

CU-97-12

Location: 12-mile length through
Commerce City

Applicant: Public Service Company of
Colorado

Request: Conditional Use Permit for a
natural gas pipeline

Need for Conditional Use

- LDC Article V:
 - Public Utility Installation (Conditional Use Permit in all zone districts).
 - Pipeline activity (Conditional Use Permit in all zone districts).

Route Map

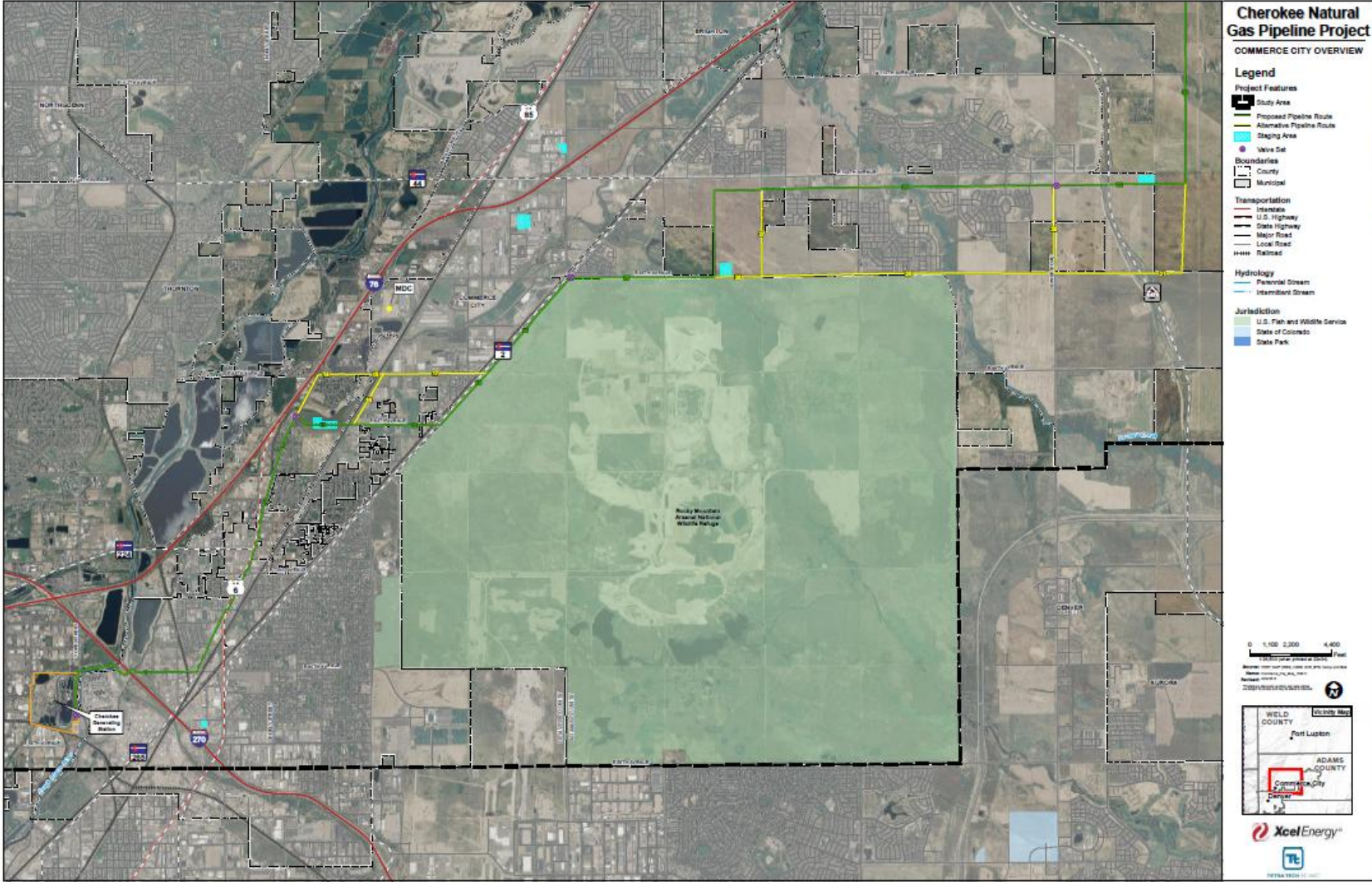


Figure 3: Commerce City Overview



Statistics

Item	Proposed
Total Approximate Pipeline Length	34 miles
Approximate Pipeline Length in City	12 miles
Pipeline Outside Diameter	24 inches
Approximate Width of Construction	50 feet of permanent ROW
Approximate Depth of Pipeline Trench	70 inches
Approximate Width of Pipeline Trench	36 inches
Pipeline Cover Depth	48 inches
Proposed Pipeline in Existing ROW or Utility Easements	Over 70%

Construction Schedule

- Boring 2012-2013
- Trenching beginning winter/spring 2014
- Construction of natural gas pipeline and valve sets and surface restoration through summer 2014
- Hydrostatic testing and commissioning September 2014
- In service October 2014
- In-service date for the first natural gas combined cycle unit at the Cherokee Station- 2015

Regulatory Review

- US Department of Transportation
- US Army Corps of Engineers
- US Fish and Wildlife Service
- Colorado Parks and Wildlife
- Colorado Department of Public Health and Environment Air Pollution Control Division
- CDPHE Water Quality Control Division
- Colorado Office of Archaeology and Historic Preservation
- Colorado Department of Transportation
- Colorado State Board of Land Commissioners
- City of Commerce City
- Adams County
- Weld County
- City of Brighton

Planning Commission Analysis

Conditional Use Criteria:

- Characteristics of the site are suitable;
- Use will be served by the City;
- Proposed use will not result in substantial adverse effects and adverse effects have been mitigated to the maximum extent feasible;
- Ongoing maintenance;

Planning Commission Analysis

Conditional Use Criteria:

- Use does not violate federal, state, or local requirements;
- Community need exists;
- Proposed changes:
 - Mandated by the State
 - Maintain level of service

Proposed vs. Alternative Route

- PSCo owned land exists within this corridor.
- E. 96th Avenue and Tower Road alignments may be more inclined to negatively impact future ED prospects.
- E. 96th Avenue and Tower Road will need to be widened at some point in the future. Through this construction activity, there is a greater risk of damage to the pipeline.
- There are two school sites in this area (a high school- 96th Avenue and Otho Stuart Middle School- 104th Avenue. The high school, with a greater student population and increased vehicular activity, renders the East 96th Avenue pipeline alignment less attractive from a school perspective.
- In fact, there is probably less of a safety concern for East 104th Avenue, based on all factors referenced in the staff report.

Public Notification/Outreach

- December 2011, 4 open houses were held (two within Commerce City).
- Website with latest information.
- Two emails preferring route to go down 102nd/103rd Alignment.
- Five phone calls seeking more information. One phone call was concerned about Public Service utilizing property, but that is no longer the case.

Recommendation:

On September 4 ,2012, the Planning Commission conducted a public hearing, took considerable testimony and analysis and made a favorable recommendation of this request to City Council, subject to conditions.

Conditions:

- Conditions generally dealing with:
 - Approval permits
 - Approval route
 - Parks and trails
 - Temporary construction areas
 - Mitigation on construction and disturbance activity
 - Permanent value set areas
 - Notification of changes to the City