



Request for Comments

Case Name:	Discovery Boardwalk Pipeline Project
Case Number:	RCU2017-00011

March 28, 2017

The Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

Conditional Use Permit to allow a natural gas pipeline, a crude oil pipeline, a water pipeline, & associated appurtenances from the Brighton West Interconnect to the Riverdale Tie-In Facility.

The Assessor's Parcel Number are: 0157118200004, 0157121000016, 0157122000001,
0157122102035, 0157122103001, 0157122103003

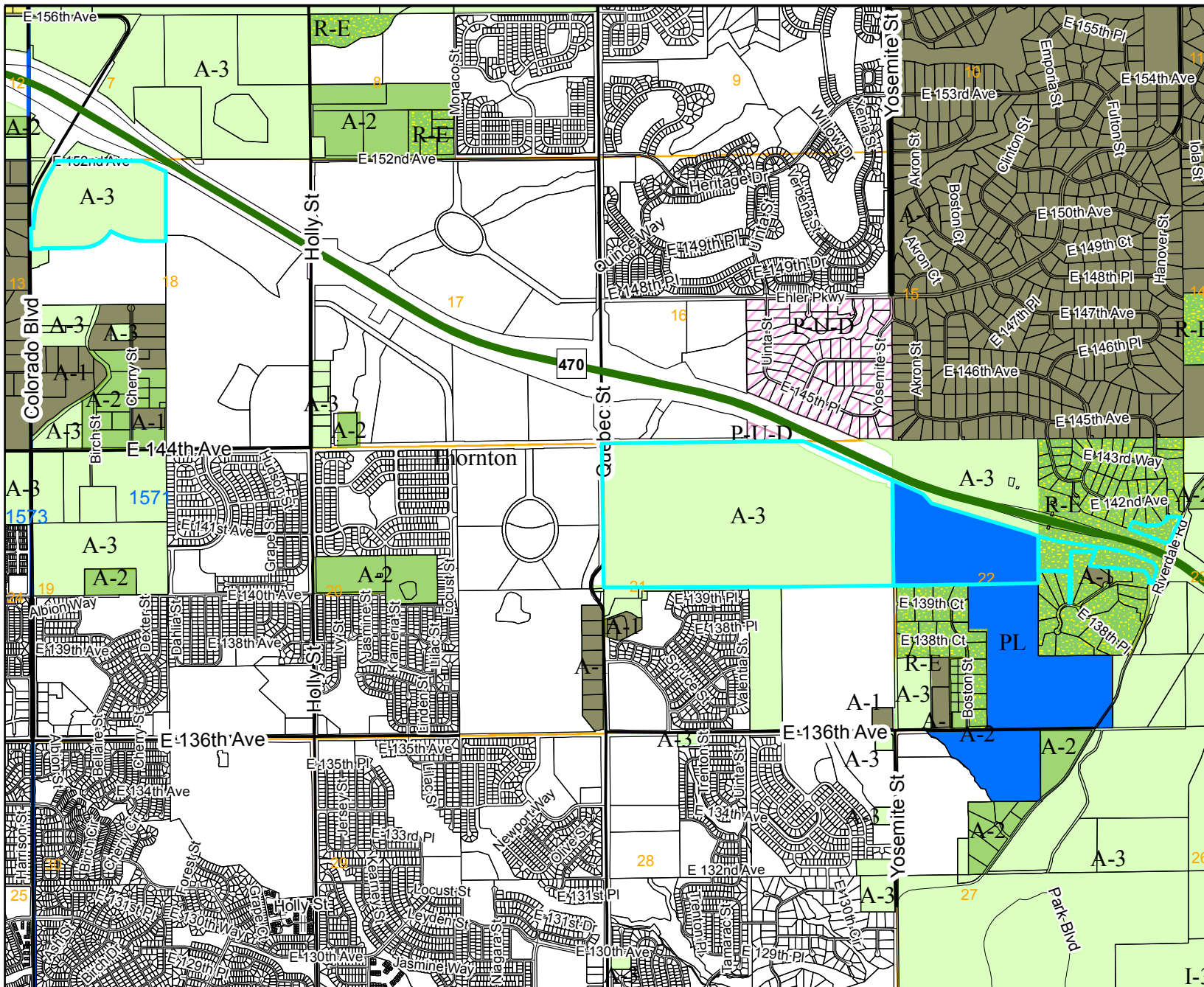
Applicant Information: Discovery Midstream
COREY G JORDAN
7859 WALNUT HILL LANE, STE 335
DALLAS, CO 75230

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **04/19/2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to CLaRue@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Christopher C. LaRue
Senior Planner



LEGEND

- Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Discovery Boardwalk Pipeline Project Phase II
RCU2017-00011



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

1.0 INTRODUCTION

Discovery DJ Services, LLC (“Discovery”), a joint venture between Discovery Midstream Partners, LLC and Ward Petroleum, is submitting this application for a Conditional Use Permit (“CUP”) to Adams County. The application is in accordance with the requirements outlined under Chapter 2 of the Adams County Development Standards and Regulations (“ACDSR”), the Conditional Use Permit Checklist, and additional requested submittal criteria for the Adams County Areas and Activities of State Interest (“AASI”) Checklist, as outlined during the conceptual review process and subsequent Adams County Conceptual Review Meeting Summary Letter dated January 30, 2017 and further discussed under Section 2.4 below.

This CUP application is organized in an order to address the requirements of: i) the CUP Checklist; ii) the specific additional applicable items from the AASI Checklist; and iii) additional information as outlined in the conceptual review summary letter and requested by the Adams County Planning Department (“ACPD”) staff.

1.1 PURPOSE & NEED

Advances in oil and gas extraction technologies have resulted in a substantial increase in oil and gas activities across Colorado, more specifically in the Denver-Julesburg Basin and Wattenberg Fields within Adams County. Crude oil and produced liquids (condensate, produced water) from these wells impede the natural gas production and require transportation to oil and gas facilities for processing, treatment, and either disposal or sale to regional markets. Currently, these liquids are transported by truck from the individual well pads resulting in an increasing number of trucks per day on the local city and county roads and state highways, along with increased dust, noise and emissions. Similarly, the existing natural gas infrastructure in and around these wells is at capacity or doesn't exist within areas of new drilling. Centralized collection of these liquids and more efficient means of transportation are required to reduce the local truck traffic and facilitate transportation of the natural gas and produced liquids to locations where they can be processed and sold to meet market demands. The Project is a necessary component of the overall system to gather, process, transport and market the area's natural resources in the Niobrara and Codell formations.

1.2 PROJECT OVERVIEW

The Boardwalk Pipeline Project, approved on December 13, 2016 by the Adams County Board of County Commissioners (RCU2016-000016) incorporates a 29.4-mile natural gas gathering trunkline originating at a Central Delivery Point (“CDP”) Facility located in the SW of Section 24, Township 1S, Range 67W to Discovery's Ft. Lupton Gas Plant located approximately 4.3-miles northwest of Lochbuie, Colorado in the SW of Section 11, Township 1N, Range 66W where the gas is processed to recover natural gas liquids (“NGL”)’s for delivery to a nearby third party via a 0.6-mile NGL sales pipeline. Conversely, pipeline quality natural gas off of the Ft. Lupton Gas Plant is delivered to a custody meter station for sales to a third party transmission pipeline via a 1.4-mile residue gas sales pipeline. Similarly, the project and associated Conditional Use Permit incorporated a 12-mile crude oil pipeline from the CDP Facility to the intersection of E. 120th Ave. and Powhaton Rd., where the crude oil pipeline was capped and inerted in place for future crude oil gathering.

Phase II of the Boardwalk Pipeline Project expands the original system west of the CDP facility with a new 20-inch or smaller natural gas pipeline, 8-inch crude oil pipeline, and 12-inch or smaller water pipeline from Ward Petroleum's Ivey West Well Pad located in the SESW of Section 11, Township 1S, Range 68W traveling east to a new pipeline pigging facility located approximately 1,500 feet east from the intersection of Colorado Blvd. and E. 152nd Avenue. From the new Brighton West Interconnect Pigging Facility, the Phase II pipelines will continue north across E-470 approximately 4.3 miles before crossing into Weld County near the intersection of E. 168th Ave. / County Road 2 and Quebec Street and continuing north by north east approximately 14.7 miles to the Discovery Ft. Lupton Gas Plant. Similarly, the Phase II pipelines will extend east from the new Brighton West Interconnect Pigging Facility approximately 3.9 miles where they will cross E-470 just west of Riverdale Road and tie-in with the Ward Petroleum Riverdale gathering laterals delivering natural gas, crude oil, and produced water to the Central Delivery Point Facility.

This Conditional Use Permit application incorporates the portion of the Phase II Boardwalk Pipeline Project proposed 20-inch natural gas pipeline, 8-inch crude oil pipeline, and 12-inch or smaller water pipeline from the Brighton West Interconnect Pigging Facility to the Riverdale Tie-In located just north of E-470 off of Riverdale Road.

Separate Conditional Use Permit applications (PRE2017-0001) have been submitted to Adams County for the portions of the Phase II Boardwalk Pipeline Project between Ward Petroleum’s Ivey West Well Pad and the new Brighton West Interconnect Pigging Facility, the Brighton West Interconnect Pigging Facility across E-470 to the Adams County Line and from the Brighton West Interconnect Pigging Facility to the Riverdale Tie-In.

Sections 1.2.1 through 1.2.4 below further describe the key infrastructure located within Adams County and associated with this Conditional Use Permit application:

1.2.1 NATURAL GAS GATHERING TRUNKLINE

The natural gas gathering trunkline will be constructed of 20.0” O.D. x 0.406” W.T., X-65, API 5L, PSL2, or comparable line pipe coated with 12-14 mils of fusion bond epoxy for external corrosion protection. All state highway, railroad, city and county road, and other crossings will be crossed by either bore or horizontal directional drill (“HDD”), thereby avoiding surface impacts in these areas, utilizing 20.0” O.D. x 0.500” W.T., X-65, API 5L, PSL2 or comparable crossing pipe coated with 12-14 mils of fusion bond epoxy plus an additional 24-30 mils of abrasive resistant overlay coating.

Although the natural gas gathering trunkline does not fall under the jurisdiction of the Code of Federal Regulations (“CFR”), the trunkline will be designed and constructed to meet the requirements of CFR Part 192 “Transportation of Natural and Other Gas by Pipeline”. In general, under the CFR, Discovery is required to design and construct the trunkline for a Class 1 area classification utilizing a 0.72 design safety factor at a depth of 36 inches below ground level. As an additional recognized safety precaution, Discovery will design the pipeline for the more stringent Class 2 area classification utilizing a 0.60 design safety factor and all state highway, railroad, city and county road, and other crossing locations to a Class 3 area classification utilizing a 0.50 design safety factor. In addition, Discovery will bury the trunkline a minimum of 48 inches below grade. At all county and / or public roads crossings, the trunkline will be buried a minimum of 60 inches below the bottom of the bar ditches (USDOT and Adams County Public Works Department requires a minimum of 36 inches). Discovery will comply with all requirements for construction in the E-470 corridor as well as the Nationwide Plan 12 permit for all waterway crossings, which allow waterways to be open cut or bored depending upon the condition of the waterway.

The natural gas trunkline will be designed to facilitate routine pigging operations to remove liquids that drop out in the pipeline as well as in-line inspection of the line as required in accordance with the CFR.

Table 1.2.1 below summarizes key information for the natural gas trunkline.

**Table 1.2.1
Boardwalk Pipeline Project – Phase II
Brighton West Interconnect to Riverdale Tie-In
Natural Gas Gathering Trunkline**

Pipeline Diameter	20.0” O.D.
Pipeline Wall Thickness	0.406” W.T. (Line Pipe) / 0.500” W.T. (Crossing Pipe)
Yield Strength	65,000 psi (X-52 Grade)
Total Pipeline Length	3.92 miles
Total Pipeline Length in Adams County	3.92 miles
Total Parcel / Tract Count In Adams County	11

1.2.2 CRUDE OIL PIPELINE

The crude oil pipeline will be constructed of 8.625” O.D. x 0.219” W.T., X-52, API 5L, PSL2 or comparable line pipe coated with 12-14 mils of fusion bond epoxy for external corrosion protection. All state highway, railroad, city and county road, and other crossings will be crossed either by bore or horizontal directional drill (“HDD”), thereby avoiding surface impacts in these areas, utilizing 8.625” O.D. x 0.322” W.T., X-52, API 5L, PSL2 or comparable crossing pipe coated with 12-14 mils of fusion bond epoxy plus an additional 24-30 mils of abrasive resistant overlay coating.