



MEMORANDUM

TO: PRE18-0007; Case File, pre-application
DATE: January 19, 2018
FROM: Michelle Wall, Office Technician
SUBJECT: Pre-Application Meeting prior to submitting
1041 USR Permit

Attendees:

Susan Innis, Xcel Energy, Applicant
Amber Dedus, Xcel Energy
Jonathan Urrutia, Xcel Energy
Julie Capp, Logan Simpson
Jeremy Call, Logan Simpson
Evan Pinkham, Public Works
Hayley Balzano, Public Works
Chris Gathman, Planning
Michelle Wall, Planning

On Friday, January 19, 2018 an informal discussion took place at the Greeley Administrative Offices Conference Room regarding two new proposed substations and the expansion of two existing substations. (The legal description is PT N2 Section 6, T7N, R66W of the 6th P.M.)

Background Information:

PSCo is proposing to build the new Northern Colorado Area Plan, including approximately 25 miles of new 115-kilovolt (kV) and 230-kV electric transmission between the Western Area Power Authority (WAPA) Ault Substation and a location northeast of Greeley where the new 115-kV transmission line connects to Xcel Energy's existing 115-kV line near the Cloverly Substation. The project also includes construction of two new substations and the expansion of two existing substation facilities.

The Northern Colorado Area Plan would increase generation capacity, enhance electric reliability and expand load-serving capability of the Xcel Energy electric transmission system north of Greeley. The proposed project is the first step in replacing the existing aging 44-kV electric infrastructure throughout the region with higher voltage facilities. The 44-kV system is one of the oldest transmission assets owned by Xcel Energy, with infrastructure dating back to the early 1900's. If the project were not constructed, PSCo will continue to have performance and reliability issues with the existing 44 kV transmission system, resulting in higher operations and maintenance costs, lost revenue during outages and strained relationships with local customers and elected officials and other potential load customers.

The 1041 Permit Application would address the following components:

- Ault – Husky 230 kV transmission line:

The line will be built from the existing Western Area Power Administration (WAPA) Ault Substation to a new Xcel Energy Husky Substation. Husky is expected to be located west of the existing Xcel Energy 44 kV Ault Substation (different than the substation of the same name operated by WAPA). The transmission line will be approximately four miles long and built double-circuit 230 kV capable. Only one circuit will initially be installed and operated at 230 kV.

- Husky Substation:

This new substation will replace the Xcel Energy Ault 44 kV Substation, which will be decommissioned. The Husky Substation will also accommodate distribution upgrades that increase reliability.

- Husky – Graham Creek 115 kV line:

The new line will be approximately seven miles and be built double-circuit 230 kV capable. Only one circuit will

initially be installed and operated at 115 kV.

•Graham Creek Substation:

This new substation will replace the Xcel Energy Eaton 44 kV Substation, which will be decommissioned. The Graham Creek Substation will be constructed to accommodate distribution upgrades and improve system reliability.

•Graham Creek – Cloverly 115 kV line:

This new line will be approximately eleven miles and be built double-circuit 230 kV-capable. Only one circuit will initially be installed and operated at 115 kV. Eight miles of that new transmission will be built double-circuit 230 kV capable. The remaining three miles are already constructed to be 115 kV capable.

The two new substations will be located within the yellow alternative transmission route corridors, with final locations anticipated near Ault and Eaton. The alternative route corridors shown on the map are 1200 feet wide, but the proposed transmission line, if built, will only require a 150-foot right-of-way.

The transmission line and substation will operate and be monitored remotely 24 hours a day, 7 days a week to ensure safe and reliable electric service. The facilities will be unmanned and only during routine or emergency maintenance events will personnel be on site.

Building Department

Staff was unavailable; however please contact Jose Gonzalez at 970-353-6100 ext. 3540 for further direction.

Building permits may be required, per Section 29-3-10 of the Weld County Code. Currently the following has been adopted by Weld County: 2012 International Codes; 2006 International Energy Code; 2014 National Electrical Code; A building permit application must be completed and two complete sets of engineered plans bearing the wet stamp of a Colorado registered architect or engineer must be submitted for review. A geotechnical engineering report or an open-hole inspection report performed by a registered State of Colorado engineer may be required for new structures and or additions.

Pre-Manufactured non-residential structures may be required to comply with state Resolution 35.

A complete code analysis prepared by a registered design professional may be required, and shall be submitted with Commercial Permit Applications to Weld County.

A Fire District Notification letter may be required and shall be submitted with Commercial Permit applications.

Building Staff recommends a pre-submittal meeting with Building Department to verify all requirements are present.

Current Plan Review time is 20-25 working days. Incomplete applications may delay plan review timelines.

All building permit requirements can be found on the Weld County web-site: www.weldgov.com/departments/building/building_permit/permit_applications/.

Health Department

Staff was unavailable; however please contact Lauren Light at 970-400-2211 for further direction.

Waste handling: Waste materials shall be handled, stored, and disposed in a manner that controls blowing debris, and other potential nuisance conditions. The applicant shall operate in accordance with Chapter 14, Article 1 of the Weld County Code.

Please answer the following if applicable; indicate if there will be washing of vehicles or equipment, fuel storage, maintenance of vehicles or equipment, floor drains in shop, air emissions permit.

Onsite dust: Fugitive dust should attempt to be confined on the property. Uses on the property should comply with the Colorado Air Quality Commission's air quality regulations.

Sewage disposal information: Include in application how sewage disposal will be accommodated. If using a septic system provide a copy of the septic permit. Either utilize the County website www.co.weld.co.us/maps/propertyportal/ or call (970-304-6415) or stop by EH front counter and request a copy.

Potable water information: Include in application how potable water will be provided. Provide a will serve letter or water bill from the water district or provide a copy of well permit.

Portable toilets and Bottled water can be used for employees and customers per policy below:
TO DEFINE WHEN PORTABLE TOILETS AND COMMERCIALY BOTTLED WATER ARE ALLOWED

Purpose: To define when portable toilets and commercially bottled water are allowed.

Policy: Bottled water from a commercial source is allowed in the following circumstances:

1. Temporary or seasonal uses that are utilized 6 months or less per year (for example recreational facilities, firework stands, farmers markets)
2. Gravel mines
3. 10 or less customers or visitors per day

And/or one of the following:

4. 2 or less full time (40 hour week) employees located on site
5. 4 or less part time (20 hour week) employees located on site
6. Employees or contractors that are on site for less than 2 consecutive hours a day

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Public Works

Staff comments for pre-applications are provided as a courtesy to the applicant. While we strive to help identify as many potential issues upfront during the pre-application meeting we cannot anticipate every issue that may come up during the formal application process.

Parcel(s): Multiple

The project proposes: Transmission Line and Two Substations

ROADS AND RIGHTS-OF-WAY:

County Road 27 is a section line right of way. Section line right-of-way does not exist in all sections in Weld County and should be verified before a decision to utilize it is made. Weld County commonly refers to these as "Non-Maintained Section Line Right-of-Way." The existence of a physical road does not imply public right-of-way and the road may be located on private property. All right-of-way should be verified and physical roads located in relationship to the public right-of-way to ensure trespassing does not occur. The applicant shall verify the existing right-of-way and the documents creating the right-of-way and this information shall be noted on the site plan or plat. The applicant shall delineate on the site map or plat the existing right-of-way and physical location of roads to be used. If the right-of-way cannot be verified it shall be dedicated or an adequate easement between property owners shall be provided. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadway may not be centered in the right-of-way. This road is NOT maintained by Weld County.

County Road 86 is a gravel road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 29 in this location is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as an arterial road, which in this location requires 100 feet of right-of-way. If the right-of-way cannot be verified it shall be dedicated. The applicant shall also delineate the physical location of the road. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. This road is maintained by Weld County.

County Road 31 is a gravel road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 33 is a paved road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) collector road, which requires 80 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 84 is a gravel road west of County road 33 and a paved road east of County Road 33. It is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 80 is a section line right of way. Section line right-of-way does not exist in all sections in Weld County and should be verified before a decision to utilize it is made. Weld County commonly refers to these as "Non-Maintained Section Line Right-of-Way." The existence of a physical road does not imply public right-of-way and the road may be located on private property. All right-of-way should be verified and physical roads located in relationship to the public right-of-way to ensure trespassing does not occur. The applicant shall verify the existing right-of-way and the documents creating the right-of-way and this information shall be noted on the site plan or plat. The applicant shall delineate on the site map or plat the existing right-of-way and physical location of roads to be used. If the right-of-way cannot be verified it shall be dedicated or an adequate easement between property owners shall be provided. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadway may not be centered in the right-of-way. This road is NOT maintained by Weld County.

County Road 78 has no right of way between County Road 31 and halfway between County Road 33 and County Road 35.

County Road 76 is a gravel road west of County Road 33 and is a paved road east of County Road 33. It is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 74 is a paved road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) arterial road, which requires 140 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be

aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 72 is a gravel road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 35 is a paved road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) collector road, which requires 80 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 37 is a paved road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) collector road, which requires 80 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 39 is a paved road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 41 is a gravel road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 70 is a gravel road from County Road 31 to County Road 37, paved from County Road 37 to Highway 85, and gravel from Highway 85 to County Road 41. It is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) local road, which requires 60 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 43 is a paved road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) collector road, which requires 80 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

County Road 66 is a paved road and is designated on the Weld County Functional Classification Map (Code Ordinance 2017-01) as a(n) collector road, which requires 80 feet of right-of-way. The applicant shall delineate on the site map or plat the future and existing right-of-way and the physical location of the road. If the right-of-way cannot be verified it shall be dedicated. Pursuant to the definition of setback in the Weld County Code, Chapter 23, Article III, Section 23-3-50, the required setback is measured from the future right-of-way line. Be aware that physical roadways may not be centered in the right-of-way. This road is maintained by Weld County.

The Colorado Department of Transportation (CDOT) has jurisdiction over all accesses to state highways. Please contact Tim Bilobran at the Greeley office (970-350-2163) to verify the access permit or for any additional requirements that may be needed. (State Highway 14 & State Highway 392)

The Colorado Department of Transportation (CDOT) has completed a US 85 Planning and Environmental Linkages (PEL) Study. The objective of the US 85 PEL Study is to develop a strategic vision for US 85 between I-76 and the Town of Nunn. Please review the US 85 PEL Study to ensure you are in compliance with the requirements. More information about this study can be accessed at: <https://www.codot.gov/projects/us85pel>.

Per Chapter 12, Article 4, Section 12-4-30.B, a Weld County Right-of-Way Use Permit is required for any project that will be occupying, constructing or excavating facilities within, and/or encroaching upon, any County rights-of-way or easement. Right-of-Way Use Permit instructions and application can be found at <https://www.weldgov.com/departments/publicworks/permits/>.

Weld County will not replace overlapping easements located within existing right-of-way or pay to relocate existing utilities within the County right-of-way.

ACCESS:

The applicant will be required to submit an access permit application for both temporary and permanent accesses. Road classifications are listed above. Reference the classification to understand spacing criteria below.

Commercial accesses are to be 24-36' wide and have turning radii of 60'.

Table 12A.2 Minimum Access Spacing Criteria (Feet)

Access Element	Arterial	Collector	Local
Distance between intersections			
Signalized	2,640	N/A	N/A
Unsignalized	1,320	1,320	330
Distance between accesses and intersections	660	660	330
Distance between access points	660	330	150
Distance between access points in subdivisions	660	330	75

Per Chapter 12, Article 5, Section 12-5-30, an Access Permit is required for access to Weld County maintained roadways. We strongly encourage you to discuss your access with Public Works prior to laying out your site plan to ensure the approved accesses are compatible with your layout.

For new accesses and/or change of use of an existing access, the fee and photos are required (photo looking left and right along roadway from the access point and looking in to and out of the access point). These photos are used to evaluate the safety of the access location. Access permit instructions and application can be found at https://www.weldgov.com/departments/public_works/permits/. Chapter 6, Sections 6.3, 6.4 and 6.5 of the Weld County Engineering and Construction Criteria offer access design guidance, which can be accessed at: https://www.weldgov.com/departments/public_works/engineering/.

Appendix 12-A of the county code can also be referenced. Existing access points with change of use or new access points may or may not be granted. Questions pertaining to access permits or access design shall be directed to the Public Works Department. Application Fee: temporary \$75, single residential \$75, small commercial \$75, industrial \$150, field \$0, large commercial \$150, subdivision \$150. This can be accessed at: https://www.weldgov.com/departments/public_works/engineering/.

For shared accesses, Public Works strongly recommends the property owner establish an access road maintenance agreement so future owners of the properties will be aware of their requirements for shared maintenance of the access road. This is not a requirement for the recorded exemption but is recommended to avoid property owner conflicts in the future.

Per Chapter 12, Appendix 12A.4.1 of the Weld County Code, an access approach that is gated shall be designed so that the longest vehicle (including trailers) using the access can completely clear the traveled way when the gate is closed. In no event, shall the distance from the gate to the edge of the traveled surface be less than 35 feet.

ACCESS CONTROL PLAN:

The County Road 29 Access Control Plan has been developed to address access onto County Road 29 between State Highway 392 and County Road 100.

More information about Weld County's access control plans can be located at:

https://www.weldgov.com/departments/public_works/access_control_plans

TRACKING CONTROL POLICY:

Public Works is requesting tracking control for any permanent accesses or temporary accesses based upon the requirements below. Please use construction traffic counts for these requirements.

Per Chapter 12, Appendix 12A.10.1, traffic volumes to the proposed facility may require the installation of a tracking control device and/or a minimum of four inches of compacted recycled asphalt or aggregate road base. Tracking control is required to prevent tracking from the site onto public roadways. Temporary Tracking Control shall be used during construction unless permanent tracking control is installed ahead of construction activities. Recycled concrete is not allowed in County right-of-way. Tracking control devices can be double cattle guards or rip rap (6" washed rock). Tracking control for unmaintained public right-of-way is required just prior to entering publicly maintained roadways. A variance request for alternatives to the tracking control requirement can be submitted to Public Works for review and consideration.

Less than 20 passenger vehicle round trips/day, no upfront tracking control requirements.

20 to 50 passenger vehicle round trips/day or less than 4 truck round trips/day:

- Access onto gravel roads includes 50 feet of road base or recycled asphalt.
- Access onto paved roads includes 100 feet of road base or recycled asphalt.

4 to 10 round truck trips/day (tandem or semi-trucks):

- Access onto gravel roads requires recycled asphalt or road base on all driving surfaces.
- Access onto paved roads requires a tracking control device and a minimum of 100 feet of recycled asphalt/road base OR 300 feet of asphalt. (Surface improvements less than 300 feet may be allowed if site constraints would prohibit meeting condition.)

More than 10 round truck trips/day (tandem or semi-trucks) or more than 50 round passenger vehicles trips:

- Access onto gravel roads requires a tracking control device and a minimum of 300 feet of recycled asphalt or road base.
- Access onto paved roads requires either a tracking control device and 100 feet of asphalt OR 300 feet of asphalt.

TRAFFIC IMPACT STUDY REQUIREMENTS:

When preparing the traffic narrative, please separate the 'during construction' phase and the permanent phase.

As part of the development review process, all new commercial or residential developments will be required to submit a TIS that is prepared, stamped, and signed by a professional engineer licensed in the State of Colorado, unless the TIS is waived by Public Works.

Traffic Narrative:

1. Describe how many roundtrips/day are expected for each vehicle type: Passenger Cars/Pickups, Tandem Trucks, Semi-Truck/Trailer/RV (Roundtrip = 1 trip in and 1 trip out of site)
2. Describe the expected travel routes or haul routes for site traffic.
3. Describe the travel distribution along the routes (e.g. 50% of traffic will come from the north, 20% from the south, 30% from the east, etc.)
4. Describe the time of day that you expect the highest traffic volumes.

Public Works will review the narrative and advise the applicant if more information or an engineered traffic study is required.

IMPROVEMENTS AND ROAD MAINTENANCE AGREEMENT:

An improvements agreement may be required for the construction phase of the project.

Public Works may require an Improvements Agreement for one or all the following reasons:

- Off-Site Public Improvements
- Road Maintenance Agreement
- Construction Maintenance Agreement
- Access Improvements Agreement

An Improvements Agreement is required for sites with required offsite improvements per Chapter 12, Article 5, Section 12-5-60. Collateral is required to ensure the improvements are completed, and maintained.

Improvements/Road Maintenance Agreement: An example agreement is available at: https://www.weldgov.com/UserFiles/Servers/Server_6/File/Departments/Public%20Works/DevelopmentReview/sprusr.pdf. It will detail the approved haul route(s), outline when offsite improvements will be triggered, and include a maintenance agreement for the haul routes. Possible mitigations included in the road maintenance agreement may include but are not limited to: dust control, specified haul routes, damage repairs, and future improvement triggers.

DRAINAGE REQUIREMENTS:

Weld County has recently adopted a new stormwater drainage code located under Chapter 23, Article 12 Storm Drainage Criteria.

A list of professional engineering consultants is available if you need help finding an engineer to assist you with your project at the following link <http://www.co.weld.co.us/Departments/PlanningZoning/Engineering.html>.

Please contact the Department of Planning Services/Development Review Engineering for questions or assistance 970-353-6100.

URBANIZING VS NON-URBANIZING DRAINAGE AREA:

The locations of the substations will require a Preliminary Drainage Report and detention pond design at application. Once the locations of the substations are finalized, please contact Hayley Balzano to determine if the sites are Urbanizing or Non-Urbanizing. Urbanizing Drainage Areas generally require detention of runoff from the 1-hour, 100-year, storm falling on the developed site and release of the detained water at the historic runoff rate of the 1-hour, 5-year storm falling on the undeveloped site. Non-Urbanizing Drainage Areas generally require detention of runoff from the 1-hour, 100-year, storm falling on the developed site and release of the detained water at the historic runoff rate of the 1-hour, 10-year storm falling on the undeveloped site.

Detention pond summarized in a drainage report is required unless the project falls under an exception to stormwater detention requirements per code section 23-12-30 F.1. To avoid holding up case processing, a minimum of either a preliminary drainage report or a drainage narrative with exception as shown below must be submitted with 7-day case submittal information.

Detention Pond Requirements:

1. A Drainage Report and Detention Pond Design shall be completed by a Colorado Licensed Professional Engineer and adhere to the drainage related sections of the Weld County Code. The Drainage Report must include a Certification of Compliance, stamped and signed by the PE, which can be found on the engineering website. A general Drainage Report Guidance Checklist is available

on the engineering website. A Preliminary Drainage Report or a qualifying exception and Drainage Narrative shown below must be submitted for review at the time of the application.

The locations for the transmission lines will qualify for exception 23-12-30.F

2. Drainage Narrative requirements with exception from detention pond.

The Drainage Narrative must describe at a minimum:

- i. Which exception is being applied for and include supporting documentation
23-12-30 F.1.a. 5. Pipelines or transmission lines.
- ii. Where the water originates if it flows onto the property from an offsite source
- iii. Where it flows to as it leaves the property
- iv. The direction of flow across the property
- v. If there have been previous drainage problems with the property

GRADING PERMIT:

A Weld County Grading Permit will be required if disturbing more than 1 acre. Grading Permit applications are accepted after the planning process is complete (map recorded). An Early Release Request Form may be entertained only after the applicant and Planning Department have reviewed the referral and surrounding property owner comments. The Early Release Request may or may not be granted depending on referral comments and surrounding property owner concerns. Contact an Engineering representative from the Planning Department for more information. Application Fees: 1-5 Acres/ \$50, 5.1 - 20 Acres/\$100, 20.1 Acres or Greater/\$200 + \$1 per acre over 20.

A Construction Stormwater Permit is also required with the State for disturbing more than 1 acre. Contact: Colorado Department of Public Health and Environment, Water Quality Control Division, Rik Gay, 303-692-3575.

GEOLOGIC HAZARD AREA:

This site IS NOT in a Geologic Hazard Area.

FLOODPLAIN:

This site IS in multiple FEMA regulatory floodplain. A flood hazard development permit is required for any development in the floodplain. Contact the floodplain planner Diana Aungst at 970-400-3524.

If the site requires a detention pond and the detention pond is located in the FEMA regulatory floodplain, the drainage report will be required to indicate how the detention facility will be maintained after a flooding event.

SITE MAP REQUIREMENTS:

A Site Plan will be required identifying the following (if applicable):

- Show and label location of existing road, existing road right-of-way, future road right-of-way, and easements
- Show and label the unmaintained section line right-of-way
- Show and label location of the access(es) and label with access permit number
- Show and label the access turning radii (Residential – 25' Commercial – 60')
- Show and label the approved tracking control
- Show and label location of drainage related features i.e. detention pond(s), ditches, etc... Detention ponds shall be labeled as "No Build/Storage Area" and include design volume
- Show and label the drainage flow arrows showing how the stormwater flows across the property
- Show and label the parking and traffic circulation flow arrows showing how the traffic moves around the property for the substationse
- Show and label the location of any floodplain boundaries (include permit number, floodplain type, map panel number and date)

Please contact the following staff regarding the following Public Works issues:

Access Permits: Morgan Gabbert mgabbert@weldgov.com 970-400-3778

Improvements Agreements: Evan Pinkham epinkham@weldgov.com 970-400-3727

Traffic Studies: Dawn Anderson dranderson@weldgov.com 970-400-3736

MS4 Areas: Lyndsay Holbrook lhobrook@weldgov.com 970-400-3788

Right-of-Way Permits: Amy Joseph ajoseph@weldgov.com 970-400-3764

Drainage: Hayley Balzano hbalsano@weldgov.com 970-400-3738

Planning Department

Additional fees may be included with the Building Permit such as Road Impact, County Facilities and Drainage fees. Please refer to the handout provided.

Screening of the parking area or outdoor storage may be required from any adjacent landowners or public rights-of-way.

Weld County has a Coordinated Planning Agreement (CPA) with the Town of Ault and the Town of Severance. The Planning Director will contact the Town Managers to give notice of this pre-application meeting. Staff advised the applicants to contact the Town of Ault and the Town of Severance regarding possible land use permitting including possible annexation.

Please identify any proposed lighting or signs on the Site Plan. Lighting needs to be downcast and shielded. A 16sf sign is allowed in the Agricultural Zone District; however if there are potentially any additional or larger signs please include those in the application.

Prior to submittal of the County land use application, please submit evidence of State permits as in the case of Mining permits.

The site is located in a designated FEMA floodplain. Flood Hazard Development Permits will be required. Please show and label the floodplain boundaries and the FEMA Flood Zone and FEMA Map Panel Number on the plat. Contact the Floodplain Administrator, Diana Aungst, at 970-400-3524 to discuss your project.

Staff urged the applicant to contact staff for any questions:

Planner on Call available Monday through Friday 7:30 a.m. to 4:30 p.m. or contact Chris Gathman at 970-400-3537 or cgathman@weldgov.com.

Applicant has requested that we explain why this requires a 1041. Chris said he would put the verbiage from Chapter 21 in the minutes.

1041 DEFINITIONS FOR SUBSTATIONS AND TRANSMISSION LINES:

Section 21-3-20 of the Weld County Code contains the following definitions:

Substation: Any facility designed to provide switching, voltage transformation or voltage control required for the transmission of electricity at 115 kV or greater.

Transmission lines: Those electrical lines and appurtenant facilities which meet all of the following criteria:

1. Either a series of three (3) or more structures and appurtenant facilities erected above ground which support one (1) or more conductors or a power line placed underground.
2. Which lines emanate from a power plant or a substation/transition site and terminate at a substation/transition site.
3. Which are designed to transmit electrical voltages of 115 kV or greater.

Substations and transmission lines that meet the above definitions require a 1041 USR.

NOTICE & POSTING REQUIREMENTS:

Per Section 21-3-330: The names and addresses of all surface property owners of the project site and within one thousand three hundred twenty (1,320) feet of the boundaries of the property proposed to be physically disturbed, except for transmission line or pipeline projects, for which the names and addresses of all surface property owners for five hundred (500) feet on either side of the centerline of the proposed alignment shall be provided.

Per Section 21-2-260: applicants for an electric transmission line which is more than one (1) mile in length

shall advertise the hearing at least once in the newspaper designated by the Board of County Commissioners for publication of notices a minimum of ten (10) days prior to the hearing date. The advertisement shall contain a map displaying the proposed alternative routes along with a description of the hearing time, date and location. The advertisement for an electric transmission line which is more than one (1) mile in length shall be the only requirement for notification of property owners, except as to notices which may be required by Section 24-65.5-103, C.R.S.

Planning staff will post a notice sign at the location of the proposed substation sites per Section 21-2-260: A sign shall be posted for the applicant on the property under consideration for such permit. The sign shall be posted adjacent to and visible from a publicly maintained road right-of-way. In the event the property under consideration is not adjacent to a publicly maintained road right-of-way, one (1) sign shall be posted in the most prominent place on the property and a second sign posted at the point at which the driveway (access drive) intersects a publicly maintained road right-of-way. The sign shall be posted at least ten (10) days prior to the hearing, and include the following information:

- a. Permit number.
- b. Date, place and time of public hearing.
- c. Location and phone number of the public office where additional information may be obtained.
- d. Applicant's name and address.
- e. Size of parcel of land.
- f. Type of request.

Applicant plans on owning the property (approximately 30 acres) where the compressor stations will be located. Staff explained the applicant will need to apply for 2 recorded exemptions. Staff explained the recorded exemption process and gave the applicant the applications.

In addition to addressing the submittal requirements outlined in Chapter 21 of the Weld County Code, the applicant will need to provide responses to the questions delineated in the USR application packet.

The applicant indicated that they may install communication towers at one (1) or both substation sites. If this is the case, the applicant will need to address the criteria for towers delineated in Chapter 23, Article IV, Division 10 of the Weld County Code.

Staff explained the 1041 USR process. The applicant shall submit 1 packet for a 7 day completeness review. After the 7 day completeness review the applicant will be informed of what items are still required to make the application complete. Staff requested that the applicant submit the remaining material in electronic form. Upon submittal of a completed application it will be sent out for referral for 28 days. The applicant will then meet with their Planner to discuss the referrals and address as many of the referrals as possible. At that meeting the Planning Commission hearing will be scheduled. The Board of County Commissioners hearing typically follows approximately 3 weeks after the Planning Commission hearing.

The above notes are provided as a courtesy to the applicant. While we strive to help identify as many potential issues upfront during the pre application meeting we cannot anticipate every issue that may come up during the formal application process. The information contained herein has been placed on file with the Department of Planning Services. The pre-application is valid for a period of one (1) year from the date of pre-application. If a formal application is not received following the time period specified herein the Planning Department reserves the right to require a new pre-application meeting. Please note that all land use, building and impact fees are subject to change throughout this time period.

End memorandum.