



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

CASE NO. LE24-003
RANGEVIEW BOX ELDER WELL FIELD 2
LOCATION AND EXTENT

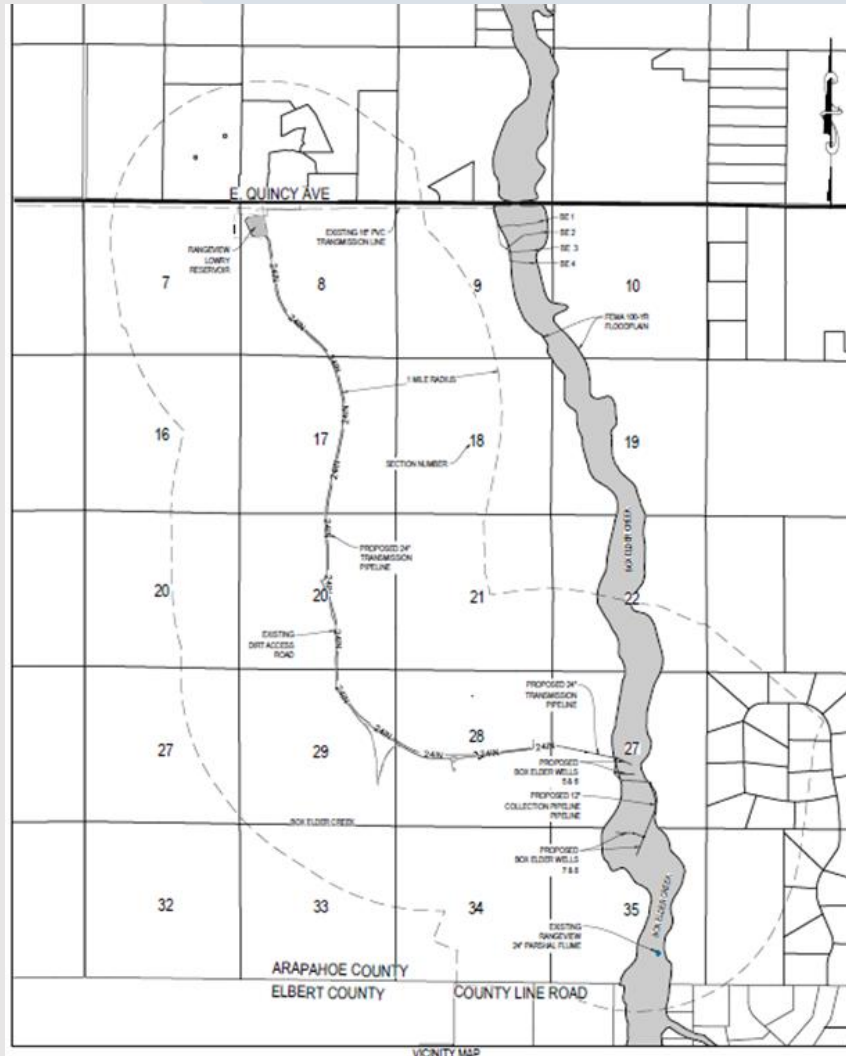
Planning Commission Public Hearing

March 4, 2025
Presenter: Kat Hammer



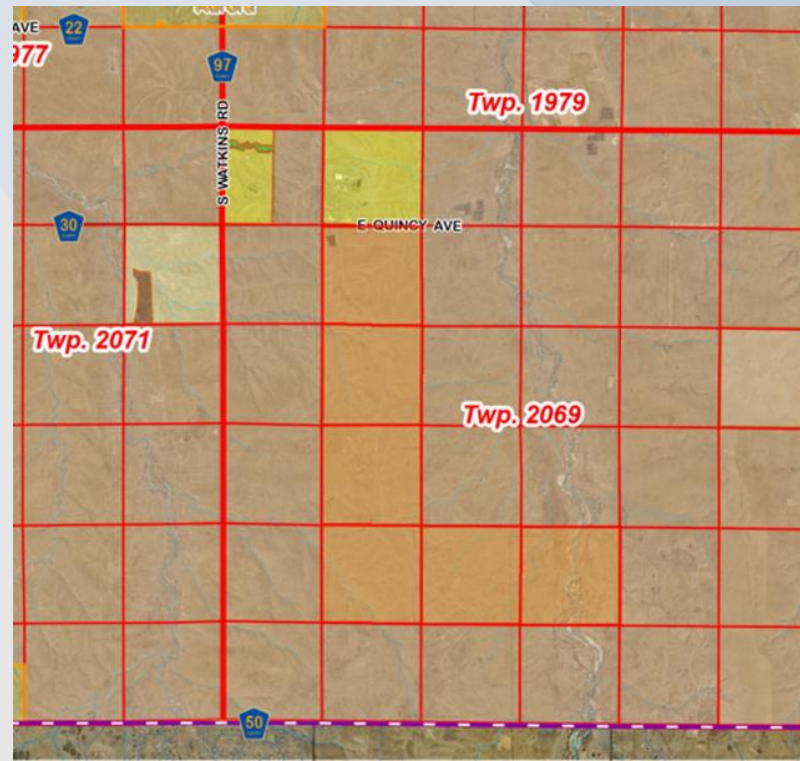
Proposal

Rangeview Metropolitan District is requesting approval of a Location and Extent to construct four horizontal wells, approximately five miles of 24-inch transmission pipeline, and approximately 3,800 feet of 12-inch pipeline that connects the horizontal wells to the 24-inch transmission main.

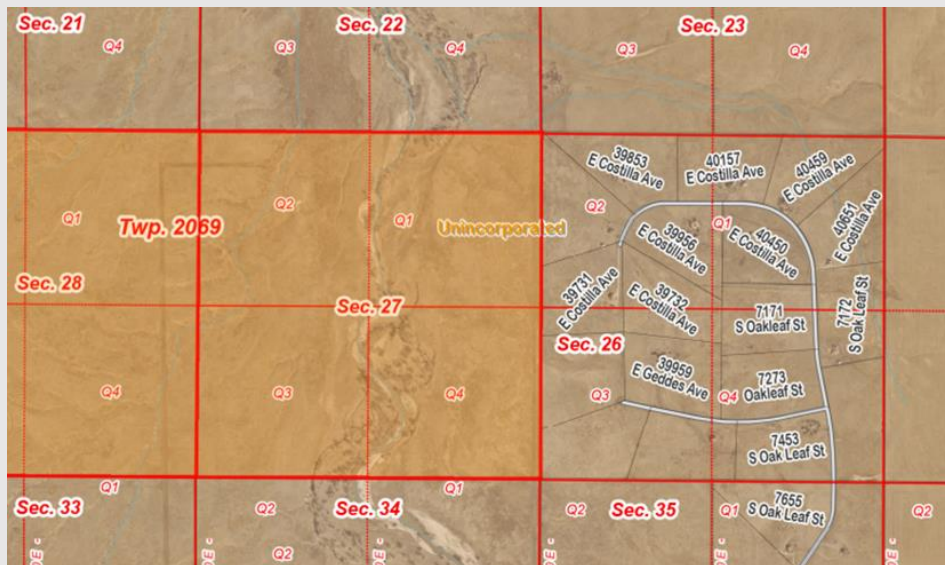


The proposed project spans six sections owned entirely by the Colorado State Land Board. The proposed pipeline begins near East Quincy Avenue and moves south and east, terminating near County Line Road

Location & Zoning



The proposed pipeline will follow existing utility corridors from the proposed well field to the existing Lowry Ridge Storage Pond and will be constructed on a Rangeview utility easement granted by the CO State Land Board.



The land surrounding the project is zoned A-1 and is owned by the Colorado State Land Board. Near the end of the project route, there are approximately 20 residential homes on parcels 35 acres or greater.

Background

The Sky Ranch 1041 for Water and Wastewater was approved by the Board of County Commissioners on October 3, 2017 (Resolution No. 170516).

Staff is concurrently reviewing the associated Technical Review Amendment (AA24-014), to the Sky Ranch 1041 Permit for Water and Wastewater.

The associated Technical Review Amendment is required because the original 1041 application did not show the proposed extension of the water system.

Comprehensive Plan/Sub-Area Plan

Lowry Sub-Area Plan: Conservation Area

Policy LU1.1 Conservation Area South of Quincy Avenue.

Comprehensive Plan:

Policy PFS 1.1 Explore Options to Obtain an Adequate Long-Term Water Supply for Communities in the County.

Policy PFS 1.2 Reduce Dependence on Aquifers for Long Term Water Supply.

Policy PFS 1.2 (c) Promoting renewable water supplies.

Land Development Code



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Section 5-7.3 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent. A Location and Extent does not have specific approval criteria but may be approved upon the finding that:

5-7.3.B.1.a. No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.

The proposed public utility requires approval of a Location and Extent.

5-7.3.B.1.b. Routine extensions of public utility lines and minor modifications to existing utility lines and/or facilities shall not be subject to this procedure.

The proposed project is not a routine extension or minor modification to an existing utility line and is therefore not exempt from the Location and Extent procedure.



Referral Comments & Neighborhood Outreach



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Comments received during the referral process are summarized in the referral comment document attached to this report. There are no outstanding referral comments and staff is not recommending any conditions of approval based on comments received from referral agencies.

Staff received questions from one member of the public.

Vertical wells

Location of four horizontal wells

Aquifers – None drilled through alluvium (~25 feet deep)

Access

Water rights

Open air storage



Staff Findings



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1. The proposed LE24-003, Rangeview Box Elder Well Field 2- Location And Extent, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed LE24-003, Rangeview Box Elder Well Field 2- Location And Extent, meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-7.3 for consideration and approval of a Location and Extent application under the Land Development Code.



Recommendation



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Considering the findings and other information provided herein, Staff recommends approval of Case No LE24-003, Rangeview Box Elder Well Field 2- Location And Extent, subject to the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. Approval of this Location and Extent is contingent upon approval of the associated Technical Review Amendment to the Sky Ranch 1041, Case Number AA24-014.

