



Lazy Dog Substation Project

Town on Erie Board of Trustees Hearing 12/10/19



- Provides member systems reliable, affordable and responsible supply of electricity across nearly 200,000 square miles of the west
- Provides electricity to United Power
- Will operate the transmission(higher voltage) portion of Lazy Dog Substation



- Provides power to more than 250,000 residential and business customers across a 900 square mile service area
- United Power is a member distribution cooperative of Tri-State
- Landowner - Lazy Dog Substation parcel
- Will operate distribution (lower voltage) portion of Lazy Dog Substation

Lazy Dog Substation

- New electric substation
 - Located near southwest corner of the intersection of WCR 6 and WCR 7
- 8-acre parcel owned by United Power
 - Subdivided from larger parcel, purchased from Town of Erie
- Connects to existing WAPA-owned and operated transmission line to the south

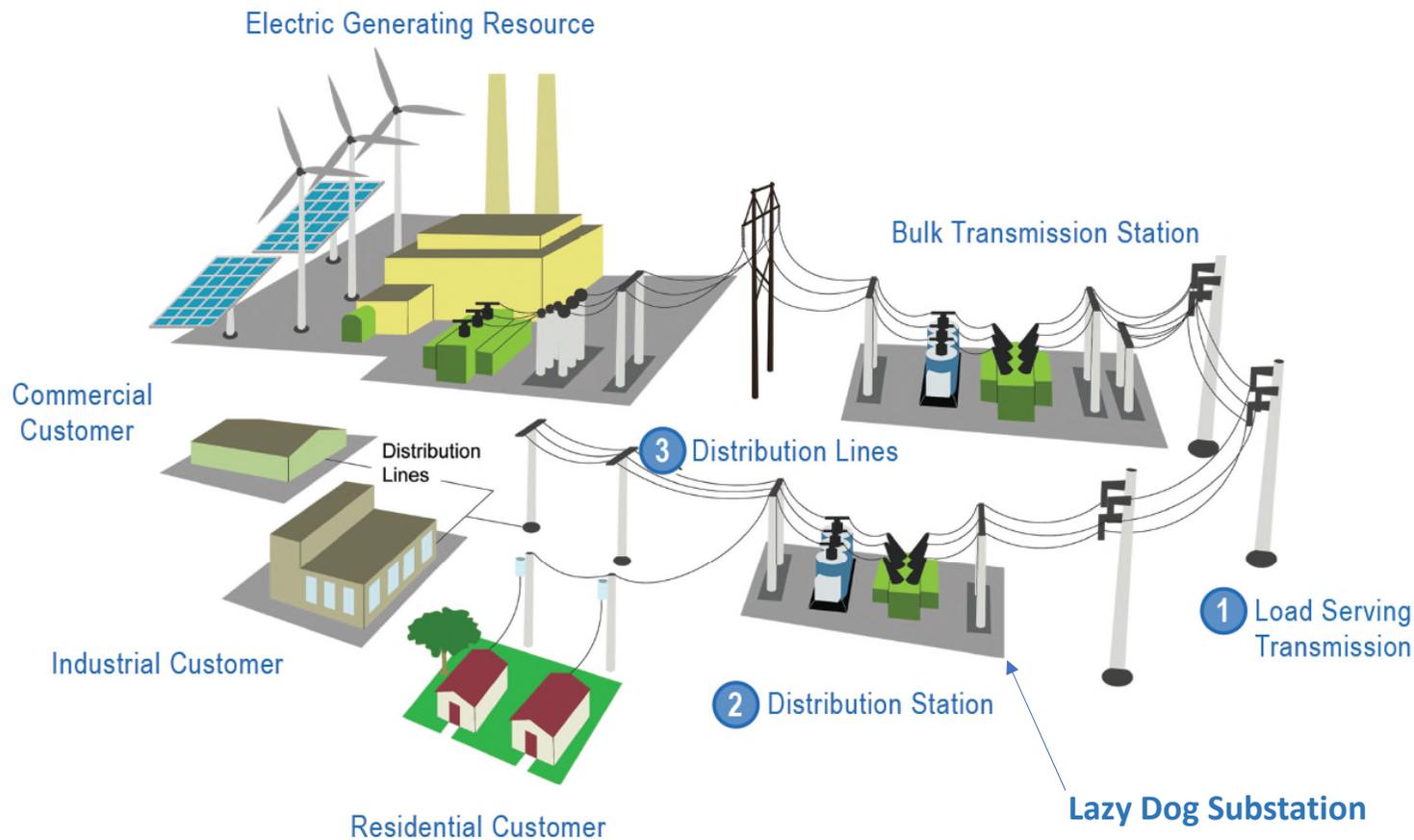


Site Location

- Vacant grassland
- Proximity to the load center where the electric power will be delivered to consumers
- Land use and zoning categories for essential public services, including electrical substations
- Compatible with surrounding uses
 - Landfill (west and south)
 - Crestone facility (north across WCR 6)
- Passive use
 - Unstaffed and minimal traffic
 - Lighting only for maintenance or emergency

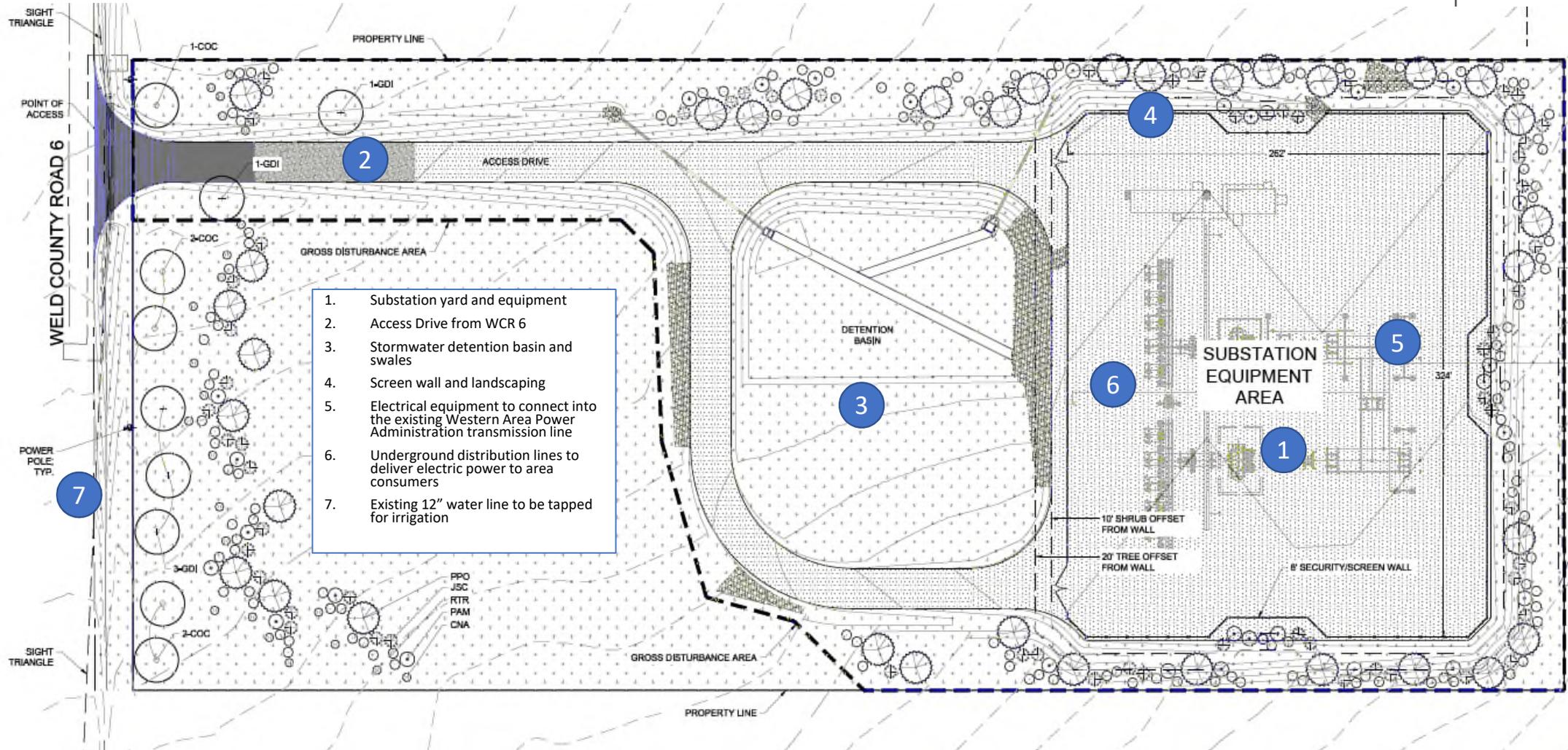


Purpose, Need, and Benefit



- Steps down voltage of electricity from high-voltage transmission lines to deliver lower-voltage power via distribution lines to homes and businesses
- Adds capacity to deliver reliable, safe electric power to residential and business customers in the Town of Erie and surrounding area
- Provides backup to United Power's Parkway and Dacono substations
- Includes a wall and landscaping that provide screening

Site Plan



Landscaping and Screening

- Landscaping on 36% of site
 - Exceeds Town requirement for total landscaped area
- 45 trees, 247 shrubs
 - Mix of deciduous and evergreen for year-round interest
 - Meets Town requirements
- Native grass seed
- Screen wall

ALLAN BLOCK (AB) FENCE SYSTEM



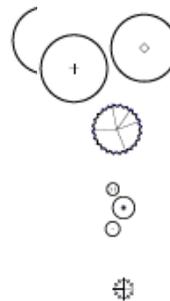
FENCE BLOCK COLORS



WALL
MATERIAL: CONCRETE
COLOR: 385

COLUMN AND BAND
MATERIAL: CONCRETE
COLOR: 386

PLANT LEGEND



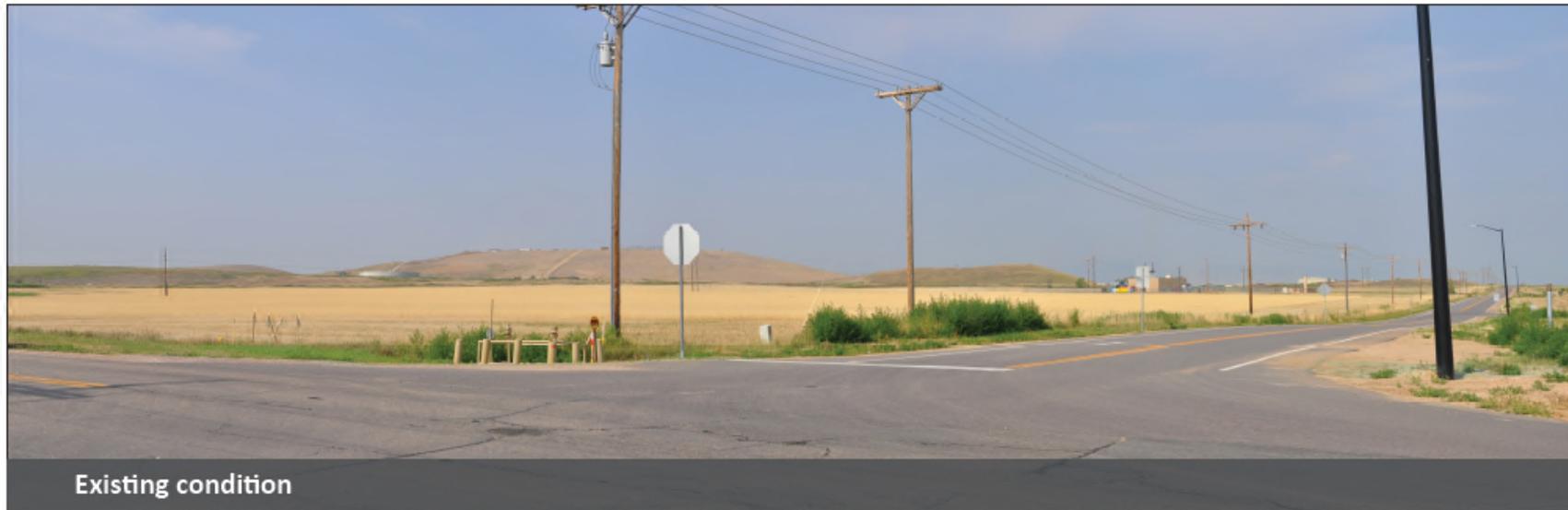
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
DECIDUOUS TREES					
COC	5	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2.5" CAL	B&B
GDI	5	GYNMOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL	B&B
TOTAL:		10			
EVERGREEN TREES					
PPO	35	PINUS NIGRA	AUSTRIAN PINE	6"	B&B
TOTAL:		35			
DECIDUOUS SHRUBS					
CNA	23	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5	
PAM	31	PRUNUS AMERICANA	AMERICAN PLUM	#5	
RTR	131	RHUS TRILOBATA	THREE-LEAF SUMAC	#5	
TOTAL:		185			
EVERGREEN SHRUBS					
JSC	62	JUNPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	#5	
TOTAL:		62			

Slide 7

WS6

Examples of what these plants look like, work with Lori

Wiedmeyer, Stephanie, 11/25/2019



Existing condition

Photo Simulation: WCR 6 & WCR 7, looking southwest



Simulated condition

Landscape material illustrated in the simulated condition photo depicts 5 years growth from the time of installation.

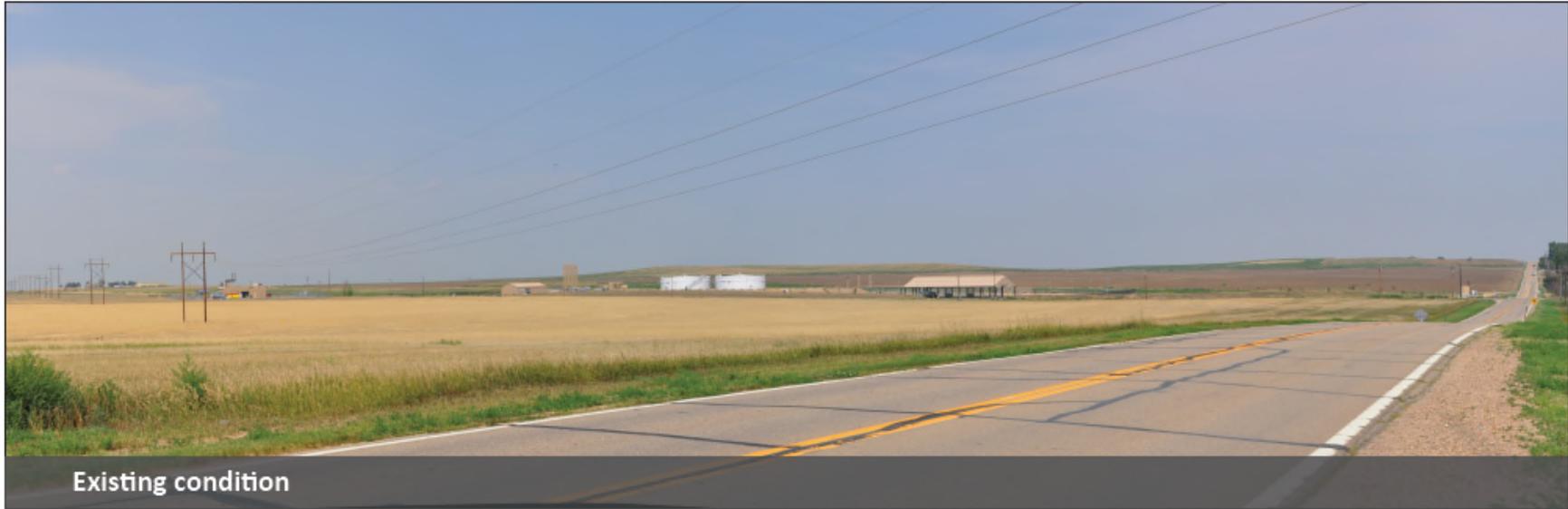


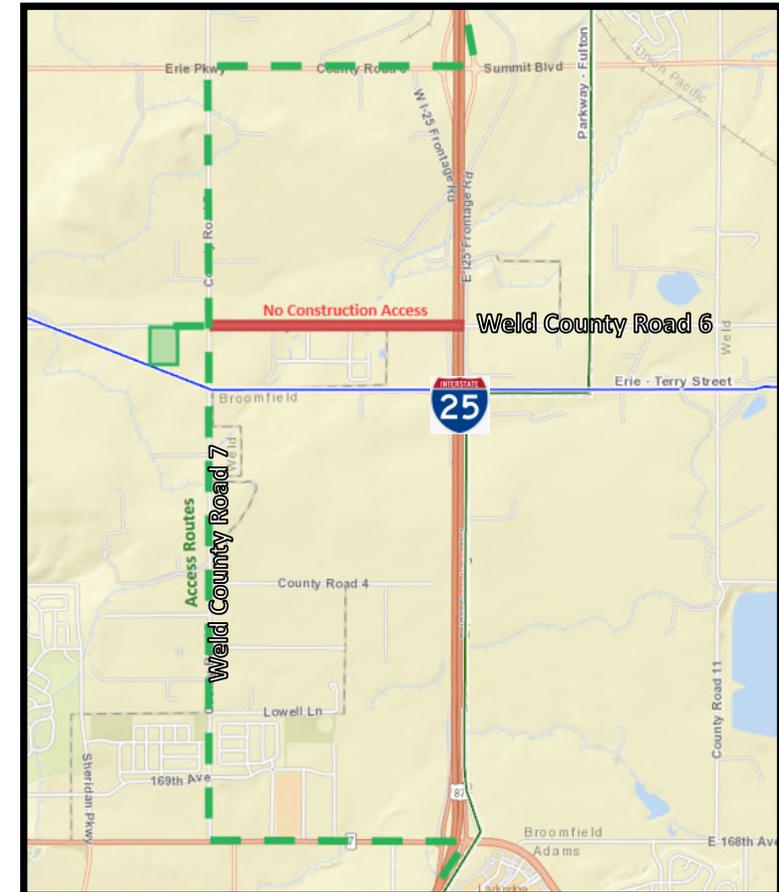
Photo Simulation: WCR 7 south of WCR 6, looking northwest



Landscape material illustrated in the simulated condition photo depicts 5 years growth from the time of installation.

Construction

- Approximately 4.5 months from contractor mobilization to energization
- Traffic Routes as outlined in Construction Logistics Plan
 - From the North – I-25, Erie Parkway, Weld County Road 7
 - From the South – I-25, Highway 7, Weld County Road 7
- Applicant contact during construction
 - Tri-State Project Manager, 303-254-3408
 - In case of emergency, contact Weld County Sherriff
- No traffic and little activity after completion of construction



Permitting and Public Outreach

- February 2018: started working with Town
- Multiple coordination meetings to review landscape and screen wall requirements
- Submitted three permit applications: Minor Subdivision, Special Review Use, Site Plan
- Neighborhood meeting held in April 2019
 - Mailed invite to neighbors within 500 feet of Substation parcel line and parcel to east parcel line
 - Posted signs along Weld County Roads 6 and 7
 - 1 public attendee, HOA representative for Ranch Eggs Estates and Leisure Living neighborhoods

NEIGHBORHOOD MEETING NOTICE

DATE: April 1, 2019
TIME: 1:00 p.m. to 3:00 p.m.
PLACE: United Power
500 Cooperative Way
Brighton, CO 80603

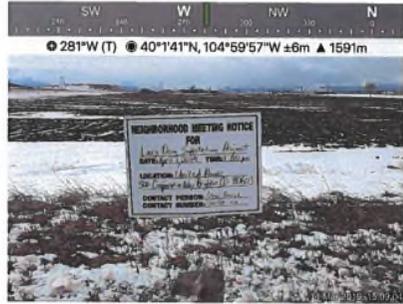
UNITED POWER
Your Touchstone Energy® Cooperative

United Power will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to United Power.

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

(PROJECT NAME & APPLICATION TYPE)

SW W NW N
24' 27' 30' 30'
104°59'57" W 104°59'57" W 104°59'57" W 104°59'57" W
281' W (T) 40°1'41" N, 104°59'57" W ±6m ▲ 1591m

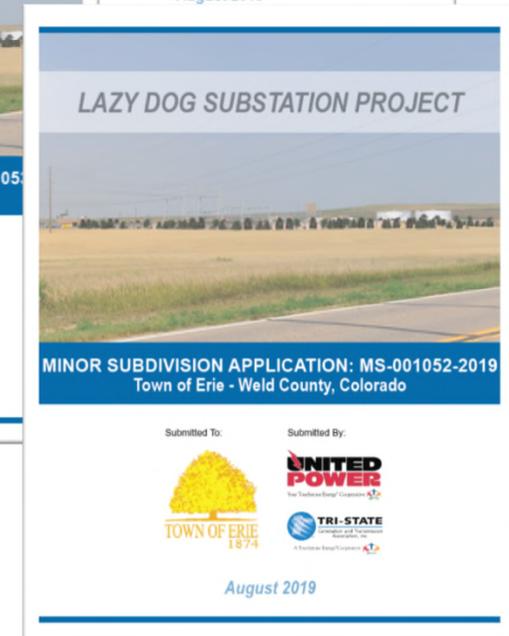


(Under each photo identify where the posting location is: example –Erie Parkway/County Line Road)

I, (INSERT NAME OF PERSON THAT POSTED NOTICE), ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON (INSERT DATE OF POSTING) FOR THE NEIGHBORHOOD MEETING ON (INSERT DATE OF MEETING) WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

Project Next Steps

- Next Steps:
 - Pending permit approvals, construction start late January, 2020
 - Project in-service late May, 2020 providing reliable electric service to the Town of Erie and surrounding area



Questions?

