



Arapahoe County

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Board Summary Report

File #: 26-400

Agenda Date: 8/11/2026

Agenda #: 6.a.

To: Board of County Commissioners

Through: Ceila Rethamel, Acting Director, Public Works and Development

Prepared By:
Martin Lohmann, Energy Program Manager, Planning Division

Presenter: Martin Lohmann, Energy Program Manager, Planning Division

Subject:
UASI25-003, Remora Connections - Use by Special Review

Purpose and Request:

DJ South Gathering, LLC, and Rocky Mountain Midstream, LLC, subsidiaries of Elevation Midstream, LLC, and The Williams Companies, Inc., applied to build the Remora Crude Oil and Natural Gas Gathering Pipelines under Arapahoe County's Use by Special Review procedures. The joint project's area is primarily agricultural, including livestock grazing and dry farming. After construction, the work area and easement will be reseeded and will revert to pre-construction conditions.

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: The applicant, CR Land Services, on behalf of DJ South Gathering LLC and Rocky Mountain Midstream LLC, proposes a collaborative pipeline connection project. The objective of this initiative is to facilitate more efficient pipeline transportation from Occidental's crude oil and gas production facility in Arapahoe County to DJ South's proposed interconnect site, which will connect to DJ South's existing pipeline system in Adams County, as well as to Rocky Mountain Midstream's existing compressor station. This project aims to substantially reduce truck traffic, thereby enhancing operational efficiency and safety. The construction of the project will eliminate the equivalent of over 7,000 truckloads and 421,00 truck miles annually. The proposed project will affect a two-mile linear area during construction, with minimal operational impacts and no changes to the existing zone districts. After construction, the work area and easement will be reseeded and will revert to pre-construction conditions.

The Land Development Code (LDC) classifies this type of use as "major electrical, natural gas, and petroleum derivative facilities of a private company." This use can be approved through a Use by Special Review process in the A-E, A-1, and I-2 zone districts and is subject to additional requirements found in Section 3-3.10.A, which require compliance with the Regulations Governing Areas and Activities of State Interest (1041 Regulations). The Use by Special Review zoning procedures further clarify that Part V, Sections A and C, along with Appendix A, are the 1041 regulations sections applicable to these types of applications (LDC § 5-3.4.B.3). Unlike other Use by Special Review types, which are reviewed and approved by the Board of County Commissioners, this

use requires a public hearing and a recommendation from the Planning Commission under the Land Development Code (LDC § 5-3.4.C.2.d).

On July 7, 2026, a Public Hearing for the Use by Special Review was held before the Planning Commission. No members of the public requested to speak on the issue. Following the public hearing, the Planning Commission voted 6-0 to forward a recommendation of approval to the BOCC.

Alternatives: The Board of County Commissioners has alternatives that include the following:

1. Approve the proposed Use by Special Review with the proposed conditions from staff or with additional comments.
2. Continue to a date certain for more information.
3. Deny the proposed Use by Special Review.

Fiscal Impact: None

Alignment with Strategic Implementation Strategies: This proposal is a quasi-judicial application and is assessed based on the criteria outlined in the LDC.

Staff Recommendation:

Considering the findings and other information provided herein, staff recommends approval of Case No. UASI25-003, Remora Connections Special Review/1041, with the following conditions of approval.

1. Prior to signing the Use by Special Review, Applicants will have secured all necessary property rights or easements needed for the pipeline.
2. If the Project overlaps with mule deer, white-tailed deer, or antelope migratory corridors and their winter concentration areas, Applicants shall make reasonable efforts to install fencing or other effective methods to keep these animals out of trenches and construction zones. During construction, Applicant shall make reasonable efforts to monitor open trenches daily for trapped wildlife.
3. If grading or construction is to occur on the Project between December 1 and April 30, Applicants shall conduct a survey to determine if Mule Deer are present. The survey results shall be submitted to CPW and the Planning Division for review. If Mule Deer are present, no construction or grading is permitted during those dates unless CPW advises Arapahoe County that the survey results do not support limiting construction or grading.
4. If grading or construction is to occur from March 15 to June 15, Applicants shall conduct a survey to identify and locate swift fox den sites in the Project area. The survey results shall be submitted to CPW and the Planning Division for their review. If a den is identified and located, no human encroachment, surface disturbance, or construction within 0.25 miles of an active maternal den unless CPW advises Arapahoe County that the survey results do not support the need to limit said activities.
5. Applicants shall conduct a pre-construction survey to determine the presence of migratory bird nests following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If migratory nests are found, Applicants shall refrain from construction activities from January 15 to August 31 or until migration, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.
6. If grading is to occur during the raptor nesting season from February 1 to July 31, Applicants

shall conduct a preconstruction survey. If an active raptor nest is detected, CPW's buffer and seasonal guidelines will be followed unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.

7. Applicants shall conduct a pre-construction survey to determine the presence of burrowing owls following Colorado Parks and Wildlife's protocol. The survey results shall be submitted to CPW and the Planning Division for their review. If burrowing owls are found, Applicants shall refrain from construction activities within 200 meters of nests from March 15 to August 15 or until migration, unless CPW advises Arapahoe County that the survey results do not support the need to limit construction activities.

Concurrence: The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case. On July 7, 2026, the Planning Commission voted 6-0 to recommend approval of the Use by Special Review application.