

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
July 7, 2026
6:30 PM

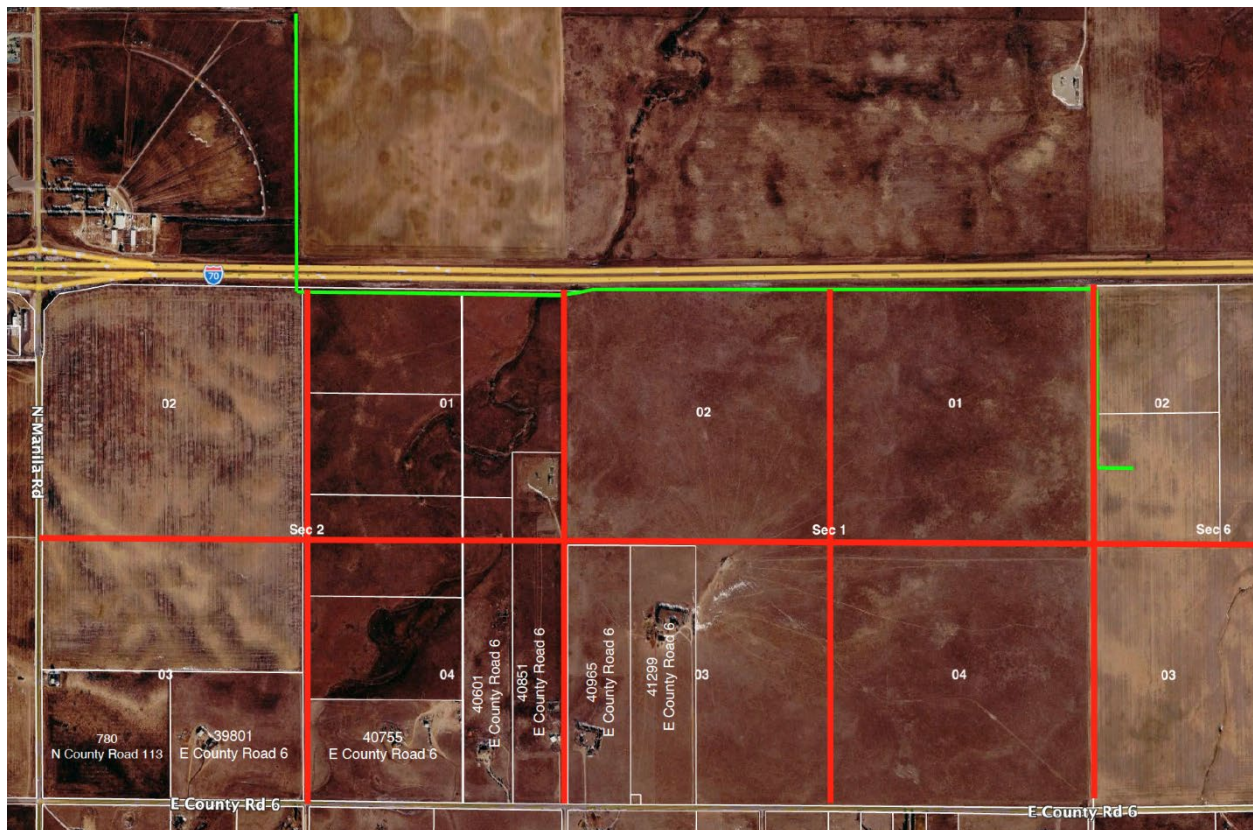
SUBJECT: UASI25-003 USE BY SPECIAL REVIEW FOR REMORA CONNECTION PROJECT

MARTIN LOHMANN, ENERGY PROGRAM MANAGER

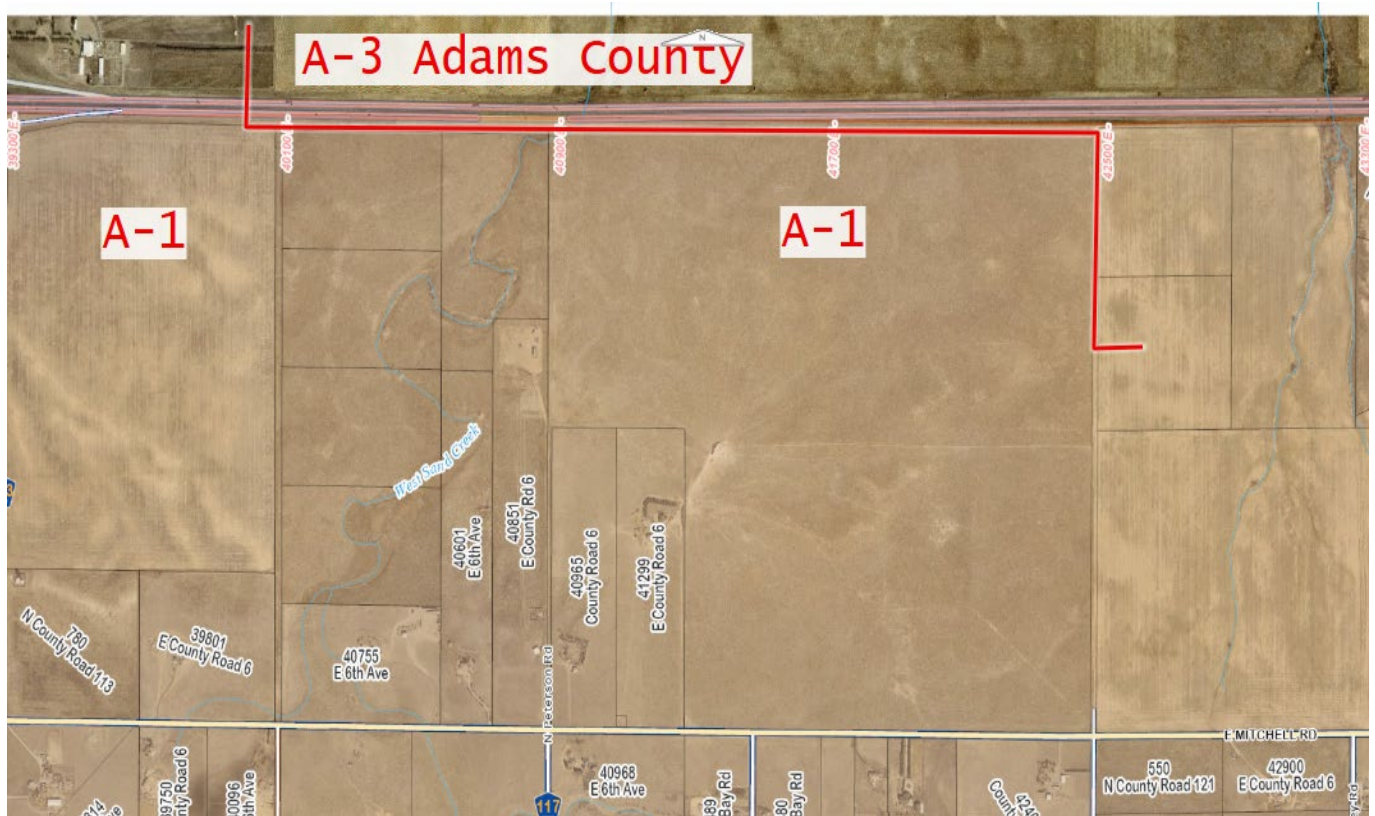
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LOCATION:

The proposed Use by Special Review is for a pipeline connection generally located in Sections 1 and 2 of Township 4 South, Range 64 West, and Sections 6 of Township 4 South, Range 63 West of the 6th Principal Meridian in the County of Arapahoe, State of Colorado (indicated in pink). The pipeline route is from a location adjacent to N. Co Rd 129 between E 6th Ave and I-70, proceeding north to I-70 then west to a location approximately 2500 feet east of N Manilla Rd, then north under I-70 and into Adams County. This area is adjacent to the northern boundary of Arapahoe County, south of I-70. The subject properties are zoned Agricultural-1 (A-1) and are within District No. 3..



Remora Pipeline Route (Green)



Adjacent Zoning Map

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

Sections	Subdivisions	Zoning	Land Uses
1	No	A-1	Agricultural
2	No	A-3 Adams County	Agricultural
3	No	A-1	Agricultural

PROPOSAL AND REQUEST

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.

This proposal calls for the following

- Installing approximately two miles of natural gas and crude oil pipelines across six parcels.
- A 6-inch crude oil pipeline
- 10-inch natural gas pipeline
- The installation begins at the Remora Well Pad, located on Parcel 1981-00-0-00-244, Section 6, Township 4 South, Range 67 West, in Arapahoe County.
- The newly installed pipelines will run northwest to the Rocky Mountain Midstream Compressor Station at 2150 Manilla Road in Adams County.
- Both pipelines will be entirely underground within joint private landowner easements.

The proposed project will impact a linear two-mile area during construction, with minimal operational impacts and no changes to existing zoning. Applicants indicated that they will take measures to minimize impacts on sensitive wildlife, in consultation with Colorado Parks and Wildlife (CPW). Construction is scheduled to begin in Quarter four of 2026 and last six to eight weeks.

BACKGROUND:

DJ South Gathering, LLC, a subsidiary of Elevation Midstream, LLC, and Rocky Mountain Midstream, LLC, a subsidiary of The Williams Companies, Inc. (collectively, the “Applicants”), submitted an application (the “Application”) to construct the Remora Crude Oil and Natural Gas Gathering Pipelines (the “Project”) subject to Arapahoe County’s Use by Special Review procedures. The Project represents a joint endeavor between DJ South Gathering and Rocky Mountain Midstream. The predominant land use in this region is agricultural, including livestock grazing and dry-land farming. Upon completion of the proposed pipeline construction, the temporary workspace and permanent easement area will be reseeded and allowed to revert to their pre-construction conditions.

ANALYSIS OF THE USE BY SPECIAL REVIEW APPLICATION:

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

Staff review of this application included a comparison of the proposal to: 1) Applicable policies and goals outlined in the Comprehensive Plan; 2) Use by Special Review Regulations; 3)

applicable portions of the 1041 Regulations Governing Areas and Activities and State Interest; and
4) Analysis of referral comments.

1. The Comprehensive Plan

The proposed pipeline is to be located on land zoned agricultural and designated for agricultural use in Urban Reserve as identified in the Arapahoe County Comprehensive Plan. The entire project is in Urban Reserve, where pipeline installation is encouraged under Strategy NCR 7.5 as discussed below.

This proposal is in general conformance with the Arapahoe County Comprehensive Plan as follows:

GOAL PFS 12 – Minimize Impacts of Local and Regional Public Facilities and Utility Facilities.

The Applicants evaluated three route alignments prior to selecting the preferred route, which was the shortest and therefore creates minimal impacts compared to the alternatives.

POLICY PFS 12.2 – Consider Utility Needs to Support Growth and Development of the Region.

The Project aims to improve the efficiency of transporting crude oil and gas via pipeline from Occidental's facility in Arapahoe County to Applicants' interconnect site and compressor station. This station will connect to existing pipeline systems in Adams County, considering utility requirements to support regional oil and gas-related growth and development.

POLICY PFS 12.3 – Require Land Use Compatibility when Siting Local and Regional Utility Facilities.

The Project is proposed within an existing utility corridor along the perimeters of parcels situated between two local facilities, which connect to a regional facility.

STRATEGY NCR 7.5 (a) – Encourage the Installation of Pipelines for Transport of Crude Oil and Produced Water.

The Comprehensive Plan encourages the installation of pipelines because they reduce vehicle miles traveled, reduce emissions, and reduce road wear from heavy trucks. The Project proposes installing two pipelines that connect to an existing pipeline system, which will reduce the transportation of crude oil and gas from Arapahoe County to Adams County and to Rocky Mountain Midstream's compressor station.

STRATEGY NCR 7.6 (c) – Protect Fish and Wildlife Habitat

A survey determined that the pipeline corridor does not intersect with CPW-mapped High Priority Habitat (HPH) and is unlikely to require CPW coordination. No raptor nests were identified within the Project boundaries. If construction takes place during the raptor nesting season (February 1 – July 31), pre-construction surveys are advised, and any active nests should be reported promptly.

2. Land Development Code – Use by Special Review Regulations

Section 5-3.4 of the Land Development Code provides approval criteria for this type of application. The Board of County Commissioners may approve a Use by Special Review application if the proposal meets all the following criteria:

- a) Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future uses.*

The Project will utilize existing infrastructure to facilitate construction and ongoing operation activities. These activities will not unduly impact existing roads or require the construction of new permanent public roads. Those vehicles using public roads to access the proposed pipeline easement will be operated within the Arapahoe County-specified and adopted load limits. Any oversized loads will be approved and permitted by Arapahoe County prior to their utilization of Arapahoe County roads. The existing infrastructure has the capacity to accommodate the activities associated with the construction, operation, and required maintenance of the Project. The Project will reduce overall truck traffic because the proposed pipeline, and not trucks, will transport oil and gas to Adams County.

- b) Assure compatibility between the proposed development, surrounding land uses, and the natural environment.*

The approximate 2-mile pipeline route within Arapahoe County crosses lands within Agricultural areas. The local land use plans for the A-1 zone district (agricultural) do not directly relate to the proposed Project. However, the Project will comply with all land use provisions. The underground pipeline avoids existing structures and will have no direct impact on surface land use along the right-of-way.

The Project is aligned along I-70 in an area with existing infrastructure and oil and gas development, outside the CPW-mapped High Priority Habitat (HPH). The closest HPH is a Pronghorn Winter Concentration Area about 0.2 miles south. Since the pipelines will be buried and no permanent facilities or fencing are planned in Arapahoe County, the Project is unlikely to cause long-term habitat fragmentation or barriers to wildlife movement.

Construction involves phased open trenching for pipeline installation, typically not lasting five days. Wildlife escape ramps or exclusion fencing will be used when possible to reduce entrapment risk. SWCA Environmental Consultants surveys in 2025 found no prairie dog colonies or burrows for burrowing owls or swift foxes in the Project area. If additional

wildlife features are found during construction, the Applicants will work with CPW to implement avoidance or minimization measures.

Potential migratory bird nesting habitat exists within the Project area. To reduce impacts during the nesting season (January 15–August 31), preconstruction surveys will be conducted per CPW guidelines. If active nests are found, buffers will be set until nesting ends. No raptor nesting habitat was found within the Project, but suitable habitat is within 0.50 miles. During the raptor nesting season (February 1–July 31), preconstruction surveys will be done. If an active raptor nest is detected, CPW's buffer and seasonal guidelines will be followed.

- c) Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.*

The Project does not anticipate adversely impacting any local services by Arapahoe County. DJ South Gathering, LLC and Rocky Mountain Midstream, LLC (Applicants) will coordinate with local fire protection and emergency service providers. The construction and operation of the Project will not create additional demand for local government services.

- d) Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.*

The criterion is not applicable to this proposal of a private utility.

- e) Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.*

The Project will comply with all federal, state, and local rules and regulations related to public health and safety. The Colorado ECOM will regulate the Project under 1100 Series Rules for gathering lines and 1000 Series Rules, which reference various technical standards and design, installation, construction reclamation, and operating/integrity management requirements. The Colorado ECOM will have the authority to inspect the Project. Applicants will be required to notify the Colorado ECOM of the Project 10 days prior to the start of construction. The Project has been submitted to the Bennett-Watkins Fire District for review; a copy of the application and emergency response plan is included with this submittal.

- f) Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site, interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.*

This criterion is not applicable to a pipeline project; criterion a), above, addresses construction traffic impacts.

- g) Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographic elements.*

The proposed alignment minimizes disruption to streams. Any soil disturbance will be reclaimed in accordance with Arapahoe County Grading, Erosion, and Sediment Control (GESG) requirements.

- h) Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.*

The Project will utilize a GESG to implement best management practices (BMPs) to mitigate soil erosion, control noxious weeds, and revegetate disturbed areas.

- i) Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.*

The Project will be sub-grade and not negatively impact on the aesthetics of the surrounding area.

3. Criteria from 1041 Regulations Governing Areas and Activities of State Interest

As required under LDC Section 5-3.4.B.3, this type of Use by Special review shall comply with the criteria set forth in the 1041 Regulations, Part V, Sections A and C, along with Appendix A. Section V of the 1041 Regulations allows approval if the proposed activity complies with the following general criteria:

Part V, Section A. General Approval Criteria:

- 1. Documentation that prior to site disturbance associated with the Proposed Project, the applicant can and will obtain all necessary property rights, permits, and approvals. The Board may, at its discretion, defer making a final decision on the application until outstanding property rights, permits, and approvals are obtained.*

Applicants will obtain the necessary property rights, permits, and approvals to construct and operate the proposed Project.

- 2. The Proposed Project considers the relevant provisions of the regional water quality plans.*

The Project would be located within the Denver Basin aquifer system and would be subject to the South Platte Basin Implementation Plan. The Project will comply with the State of Colorado and Arapahoe County's Stormwater Management Manual.

3. *The applicant has the necessary expertise and financial capability to develop and operate the Proposed Project consistent with all requirements and conditions.*

Applicants assert that they have the financial and technical capabilities to develop and operate the Project. Applicants may employ contractors for construction- and operations-related tasks. Only contractors with experience and expertise to construct this Project will be pre-qualified to bid on this Project.

4. *The Proposed Project is technically feasible.*

Applicants have evaluated the Project for technical and financial feasibility and have determined that the Project is necessary and feasible. As previously mentioned, Applicants have the technical and financial capability to develop the Project.

5. *The Proposed Project is not subject to significant risk from natural hazards.*

SWCA, environmental consultants, reviewed publicly available sources, including the Colorado Geological Survey and the USGS, for data on karst formations, subsidence features, faults, landslides, and flood zones to determine potential natural-hazard risks to the impact area. SWCA has determined that there are no significant risks to the Project from natural hazards, including karst formations, subsidence features, faults, landslides, and flood zones (Colorado Geological Survey 2015; FEMA 2024; USGS 2024a, 2025).

6. *The Proposed Project is in general conformity with the applicable comprehensive plans.*

Applicants have reviewed the Arapahoe County Comprehensive Plan, adopted August 15, 2019, amended through September 20, 2022. The Project is in conformance with the vision and guiding principles outlined in the Comprehensive Plan as it contributes to public services and economic health. The Project is proposed for development within an existing utility corridor and will not have significant impacts on natural and cultural resources. As noted in the Comprehensive Plan discussion earlier in the report, the Project is in general conformity with the Arapahoe County Comprehensive Plan.

7. *The Proposed Project will not have a significant adverse effect on the capability of local government to provide services or exceed the capacity of service delivery systems.*

The Project impacts are primarily during the construction phase, with limited demand on local government services post-construction. Applicants will coordinate with local emergency agencies and have an emergency response plan. Traffic impacts are temporary and limited to construction, primarily on I-70, East County Road 6, and North Manilla

Road. The increased traffic is not expected to harm roadways, and no new roads are planned. Once operational, no further traffic impact is expected, so that the existing transportation network will remain unaffected.

8. *The Proposed Project will not create an undue financial burden on existing or future residents of the County.*

The Project will contribute to increased tax revenues for the state and Arapahoe County. Additionally, it is anticipated that workers could spend money on goods and services within Arapahoe County during construction of the Project. The benefits of the Project would be felt broadly across the local economy, including: 1) a temporary stimulus to the construction industry; 2) secondary stimulus through the purchases of materials and equipment as well as the expenditure of wages by employees during both construction and operation; and 3) the generation of government revenues through sales, income, and property taxes.

Applicants' page 5 of the Benefit Cost Analysis indicates the Project will not create an undue financial burden on existing or future residents of Arapahoe County.

9. *The Proposed Project will not significantly degrade any substantial sector of the local economy.*

The Project will not degrade the local economy in Arapahoe County. Applicants will employ local subcontractors and provide local job opportunities for qualified contractors to the extent practicable during the construction and operation of the Project. Following construction, the Project area will be restored to preexisting conditions and will not impact nearby businesses or agricultural activities.

The Applicant has provided information indicating the Project will not significantly degrade any substantial section of the local economy. The proposed pipeline alignment follows property lines, reducing disruption to agricultural activities.

10. *The Proposed Project will not unduly degrade the quality or quantity of recreational opportunities and experience.*

The Project would not be located near designated scenic areas, and the impact area does not contain trails or other facilities for recreational experiences. Potential nuisances associated with construction (noise, dust, odors) will be minimized to the extent practicable. Potential nuisances are expected to be limited to the construction phase of the Project.

11. *The planning, design and operation of the Proposed Project will reflect principles of resource conservation, energy efficiency and recycling or reuse.*

The Project will be designed and constructed to reflect principles of resource conservation, energy efficiency, and recycling or reuse to the extent practicable. Upon completion, the Project would be used to transport crude oil and natural gas, significantly reducing or eliminating the amount of truck traffic that would be required to haul the products. If the Project is not constructed, the need to use trucks for transport would result in a greater demand for gasoline and diesel, increased emissions, and an increased risk for damage and maintenance to East County Road 6. The Colorado Oil and Gas Conservation Commission Rule 903.e.1.A. requires an operator to commit to connecting to a gathering system by the commencement of production operations or submit a gas capture plan as an attachment to their Form 2A.

The use of reused or recycled materials is not currently anticipated for the construction of the project; however, the Project has been designed to minimize scrap materials to the maximum extent possible, and any scrap materials remaining following construction will be recycled or reused where possible.

12. The Proposed Project will not significantly degrade the environment. Appendix "A" includes the considerations that will be used to determine whether there will be a significant degradation of the environment. For purposes of this section, the term environment shall include:

- a. Air quality.*
- b. Visual quality.*
- c. Surface water quality.*
- d. Groundwater quality.*
- e. Wetlands, flood plains, streambed meander limits, recharge areas, and riparian areas.*
- f. Terrestrial and aquatic animal life.*
- g. Terrestrial and aquatic plant life.*
- h. Soils and geologic conditions.*

The Project will not have significant environmental impacts, as the impact area will be restored to its preconstruction state to the extent practicable. Horizontal Directional Drilling (HDD) will be used to cross West Sand Creek's drainage, with bore pits located outside the 100-year flood zone. The Project won't increase floodplain width or water elevation, as construction will be underground. Applicants will use best management practices to limit environmental impacts, including erosion and sediment-control measures, and will revegetate the disturbed area with an approved seed-mix following construction in accordance with federal, state, and Arapahoe County requirements.

Additional discussion of environmental resources and impacts are provided in Sections 2 through 9 of the Environmental Impact Analysis included with the Applicants' submittal.

13. The Proposed Project will not cause a nuisance.

The Project will contribute to limited and localized nuisances during construction, including dust, noise, and increased traffic. The extent of these nuisances is anticipated to be minimal, and Applicants will employ relevant mitigation measures to minimize the impacts. These measures include regularly watering exposed soil surfaces, enforcing vehicle speed limits on unpaved roads, use of low-emission equipment, compliance with relevant air quality regulations, and applying environmentally safe dust suppressants.

14. The Proposed Project will not significantly degrade areas of paleontological, historic, or archaeological importance.

The Project does not have an impact on any areas of paleontological, historic, or archaeological importance.

15. The Proposed Project will not result in an unreasonable risk of releases of hazardous materials. In making this determination as to such risk, the Board's consideration shall include:

a. Plans for compliance with Federal and State handling, storage, disposal and transportation requirements.

The Project will be constructed in accordance with applicable federal and state pipeline safety regulations to minimize the risk of hazardous material spills. Applicants will also develop a stormwater pollution prevention plan for construction.

b. Use of waste minimization techniques.

Applicants will develop a spill prevention, control, and countermeasures plan for the Project, as required to minimize the potential for release of hazardous materials

c. Adequacy of spill prevention and response plans.

The spill prevention, control, and countermeasures plan will be developed in accordance with Colorado Energy and Carbon Management Commission (ECMC) and Colorado Department of Public Health and Environment (CDPHE) guidelines.

16. The benefits accruing to the County and its citizens from the proposed activity outweigh the losses of any resources within the County, or the losses of opportunities to develop such resources.

The Project will have no impact on the benefits of natural, agricultural, recreational, range or industrial resources within Arapahoe County. The Project will have no impact on losses of natural, agricultural, recreational, range or industrial resources within Arapahoe County.

- 17. The Proposed Project is the best alternative available based on consideration of need, existing technology, cost, impact and these regulations.*

Applicants have reviewed and evaluated the Project based on its technical and financial feasibility and determined that the Project is the best alternative based on consideration of need, existing technology, cost, impact, and these regulations.

- 18. The Proposed Project will not unduly degrade the quality or quantity of agricultural activities.*

The Project will be constructed along the edges of the parcels where possible, and it is not anticipated that agricultural activities will degrade. No impacts on agricultural activities will result from the project, and it will not unduly degrade them.

- 19. The Proposed Project will not significantly interfere with the preservation of cultural resources, including historical structures and sites, agricultural resources, the rural lifestyle, and the opportunity for solitude in the natural environment.*

Per Applicants' submitted Cultural Resources review, the Project does not impact cultural resources, including historic sites, agricultural areas, rural lifestyle, or natural solitude. The review covers 11 investigations, with only one overlapping Arapahoe County, which has few recorded resources that do not intersect the Project. Historic maps show some old roads, I-70, pipelines, and a structure near West Sand Creek, mostly insignificant. Geology indicates moderate potential for buried deposits, but agricultural history reduces the likelihood of surface or shallow finds. As the review focuses on Arapahoe County, which isn't federally regulated under Section 106 of the NHPA, no further work is needed.

- 20. The Proposed Project will not cause significant degradation of land-use patterns in the area around the Proposed Project.*

The Project will be constructed along the edges of the parcels where possible and will not degrade land-use patterns in the vicinity of the impact area.

- 21. The applicant has complied with all applicable provisions of these regulations and has paid all applicable fees.*

Applicants have sought to comply with all applicable regulations and have paid all applicable fees.

Part V, Section C. Additional Criteria for Major Electric, Natural Gas, and Petroleum Derivative Facility of a Private Company:

- 1. Areas around major facilities of a public utility shall be administered so as to minimize disruption of the service provided by the public utility.*

The Project will not cause disruptions to services provided by a public utility.

2. *Areas around major facilities of a public utility shall be administered so as to preserve desirable existing community and rural patterns.*

The Project will be constructed along the edges of the parcels where possible and will not disrupt existing communities and rural patterns.

3. *Where feasible, major facilities of a public utility shall be located so as to avoid direct conflict with adopted local comprehensive, State and regional master plans.*

The Project is not in conflict with any adopted local, state, or regional master plans.

4. *Where feasible, major facilities of a public utility shall be located so as to minimize dedication of new right-of-way and construction of additional infrastructure.*

The Project will not require additional infrastructure for its operation.

Appendix A, General Considerations

Appendix A of the 1041 Regulations is attached to this report. This appendix provides examples of the types of concerns the Board of County Commissioners may consider when determining whether an application complies with the approval criteria contained in Section V of the 1041 Regulations.

STAFF FINDINGS:

Staff reviewed the plans, supporting documentation, and referral comments in response to this Application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the Use by Special Review and applicable 1041 regulations, and analysis of referral comments, our findings include:

1. The Application is in general conformance with the overall goals and intent of the Arapahoe County Comprehensive Plan.
2. The Application complies with the review and approval criteria of the Use by Special Review regulations, Section 5.3.4 of the Land Development Code.
3. The Application complies with the applicable review and approval criteria of The Regulations Governing Areas and Activities of State Interest in Arapahoe County (1041 Regulations).

STAFF RECOMMENDATION:

Considering the findings and other information provided herein, the 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.

The Planning Commission has alternatives that include the following:

1. Recommend approval of the Application with conditions proposed by staff or with other conditions.
2. Continue to date certain for more information.
3. Recommend denial of the Application.

CONCURRENCE:

The Public Works and Development Planning and Engineering Services Divisions have reviewed the Application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS - UASI25-003, REMORA CONNECTION PROJECT:

Conditional Recommendation to Approve

In the case of UASI25-003, Remora Connection Project Use by Special Review, I have reviewed the staff report, including all exhibits and attachments, and have listened to Applicants' presentation and any public comment as presented at the hearing, and hereby move to recommend approval of the Application with the following conditions:

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 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 surveys. 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.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny:

In the case of UASI25-003, Remora Connection Project Use by Special Review, I have reviewed the staff report, including all exhibits and attachments, and have listened to the Applicants' presentation and any public comment as presented at the hearing, and hereby move to recommend denial of the Application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of UASI53-003, Remora Connection Project Use by Special Review, I move to continue the hearing to [date certain], [time], to obtain additional information and to further consider the information presented.

Attachments:

Application Narrative
Appendices
1041 Regulations Appendix A
Referral Responses
Engineering Staff Report