



**TOWN PLANNING COMMISSION
BOARD MEETING
224 First Street, Eaton, CO
Thursday, December 1, 2022, 7:00 P.M.**

MINUTES

CALL TO ORDER

Chairperson Winter called the meeting to order at 7:00 p.m.

ROLL CALL

PRESENT Chairperson Karla Winter Commissioner Aaron Price Commissioner Jason Radke

ABSENT Commissioner Bond Baiamonte Commissioner Glenn Babcock

STAFF PRESENT: Assistant Administrator Greg Brinck, Baseline Planners Vince Harris, and Lauren Richardson

AGENDA APPROVED

Motion made by Commissioner Price, seconded by Commissioner Radke to approve the agenda as is, motion carried 3-0.

PUBLIC COMMENT – None

CONSENT AGENDA

Motion made by Commissioner Radke, seconded by Commissioner Price to approve the Consent Agenda, with one listed item, motion carried 3-0.

1. Minutes – July 7, 2022

PUBLIC HEARING (See exhibit A)

2. NWC Reeman Lateral Natural Gas Pipeline Special Review Use – Baseline Planners Vince Harris and Lauren Richardson. Vince Harris stated that this public hearing is about oil and gas, a proposed gas line will go through two property parcels that are within the Town of Eaton. The town code has a provision that the Planning Commission and the Town Board will review and decide if the applicant has obtained all necessary easements from property owners of the parcels and following all current regulations through a Special Review Use application. Lauren Richardson then presented a power point presentation which outlined the application submitted on September 16, 2022, and the referral agencies for comments and concerns. Staff summarized, based on the thorough application and supplemental materials submitted to the Town for this Special Review Use Permit request, staff suggests the proposed pipeline is compatible with the surrounding land uses and conforms to the Eaton Comprehensive Plan and Municipal Code. Staff recommends that the Planning Commission forward this application request to the Board of Trustees with a recommendation that the Board of Trustees make a motion of approval by Resolution for the Special Review Use Permit with conditions, allowing the alignment of the NWC Reeman Lateral Natural Gas Pipeline. Ryder Riddick, AICP/Project Planner with Tetra Tech gave a presentation on behalf of the NWC Development LLC, applicant and a subsidiary company of Rimrock Energy Partners, LLC, located in Pierce, CO, and will be the operator of the pipeline. The gas line will follow pipeline safety standards, the line is low pressure, and the entire line will be below ground at a depth of five feet. The presenter gave the natural gas supply chain from production to consumption. Construction will begin in February 2023 and should be complete in two months. Following board discussion, Chairperson Winter opened and closed the floor for public comment at 7:37 p.m., as there was no public comment. Motion made by Commissioner Price, seconded by Commissioner Radke to approve the NWC Reeman Lateral Natural Gas Pipeline subject to the following conditions:

1. NWC Development, LLC shall construct the pipeline to match the proposal set forth in the application.
2. Prior to the commencement of construction of the pipeline within the Town of Eaton, the applicant shall submit construction plans, exhibits, and applications to the Town for review and approval, which shall include, but not be limited to, access points (permanent, temporary, and emergency), permits, sediment and erosion control, traffic control (detours and closures) and reclamation of disturbed areas.
3. The Special Use Permit is subject to the limitations outlined in Section 7-2-42(d) though (h) of the Eaton Municipal Code. Motion carried with a 3-0 vote.

ADJOURN

Chairperson Winter moved to adjourn at 7:40 p.m.

Margaret Jane Winter, Town Clerk