



**TOWN PLANNING COMMISSION
BOARD MEETING
224 First Street, Eaton, CO
Thursday, March 3, 2022, 7:00 P.M.**

MINUTES

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT

Chairperson Karla Winter

Commissioner Bond Baiamonte

Commissioner Kevin Ross

Commissioner Aaron Price

Commissioner Glenn Babcock

Staff present: Interim Town Administrator Wesley LaVanchy, Town Attorney Avi Rocklin, Assistant Administrator Greg Brinck, Baseline Planners Vince Harris, and Lauren Richardson.

III. AGENDA APPROVAL/AMENDMENTS – None

IV. SPECIAL PRESENTATIONS – None

V. CONSENT AGENDA

Commissioner Price moved to approve the Consent Agenda, with one listed item, motion carried 4-0.

1. Minutes – February 3, 2022

VI. PUBLIC COMMENT – None

VII. PUBLIC HEARING (See exhibit A)

1. Xcel Energy Transmission Line – Special Review Use Permit for The Public Service Company (PSCo) of Colorado/Xcel Energy Northern Colorado Area Plan (NCAP): Ault to Cloverly Proposed Transmission Line Route. Chairperson Winter opened the floor for public hearing. Baseline staff, Vince Harris, and Julie Esterl reviewed the application background, project history, siting study and overview, proposed route and site, referral process, public notification, public comments, criteria and findings for Special Review Use Permit approval, staff summary and findings. Baseline staff recommends 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 with conditions on Resolution 2022-01 as follows: 1) PSCo's construction of the transmission lines shall match the proposal set forth in the Application; 2) Prior to the commencement of construction of the transmission lines, PSCo shall submit construction plans, exhibits and applications to the Town for review and approval, which shall include, but not be limited to, easements (permanent and temporary), access points (permanent, temporary and emergency), permits, floodplain permits and documentation, sediment and erosion control, traffic control (detours and closures) and reclamation of disturbed areas; 3) Prior to the commencement of construction of the transmission lines, PSCo shall obtain and submit all transmission line easements to the Town; 4) Unless otherwise waived by the Town Administrator, prior to submission of a site development plan for, and construction of, the substation that is an integral part of PSCo's NCAP, the Town shall have approved a final plat for the property on which the substation will be constructed; 5) Prior to construction of the substation, the Town staff shall have administratively approved a site development plan for the substation; 6) PSCo shall enter into a mitigation agreement with the Town whereby PSCo shall fund improvements to Eaton Commons Park; and 7) The special use permit is subject to the limitations outlined in Section 7-2-42(d) through (h) of the Eaton Municipal Code.

Kelly Flennikin, Director of Community Relations with Xcel Energy briefly reflected that they began their Special Use Review Permit from Ault to Cloverleaf in September of 2021, to construct and operate a 115 to 230 kV overhead transmission line. Applicant, Rita Ruderman with Xcel Energy reviewed pertinent data, project history, maps of proposed route alignment, transmission line details, proposed route impacts in Eaton, referrals, public comments in opposition and support, criteria for evaluation, conditions of approval and staff summary. Chairperson Winter called for Public Comment in Support of Special Review Use Permit for PSCo's Transmission Line, there were two. Chairperson Winter called for Public Comment in Opposition of Special Review Use Permit for PSCo's Transmission Line, there were four. Rita Ruderman answered opposition questions and followed by answering Board questions. Staff, Vince Harris also reiterated answers to questions given by the public and board. Chairperson Winter closed the public hearing at 8:21 pm. Following board discussion, Commissioner Ross moved to approve Resolution No. 2022-01, a Resolution Recommending Approval of Public Service Company of Colorado's Application for a Special Use Permit Concerning the Alignment, Construction, Operation and Maintenance of Transmission Lines for the Northern Colorado Area Plan including the seven conditions, motion carried 3-1.

VIII. BUSINESS – None

XIV. ADJOURN

Chairperson Winter moved to adjourn at 8:36 p.m.

Margaret Jane Winter, Town Clerk