

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
October 25, 2022

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Erik Briscoe
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin

ABSENT

Commissioner Louisa Andersen
Commissioner Christian Schulte

3. Approval of Agenda

There were no corrections or additions to the agenda. It was approved as presented.

4. Approval of September 27, 2022, and October 11, 2022, Minutes

Commissioner Briscoe moved to approve the minutes dated September 27, 2022.
Commissioner Franzen seconded the motion.
Motion carried 5-0. (Commissioner Andersen and Schulte absent.)

Commissioner Briscoe moved to approve the minutes dated October 11, 2022.
Commissioner Carlson seconded the motion.
Motion carried 5-0. (Commissioner Andersen and Schulte absent.)

5. A public hearing to consider a request by Kerr-McGee Oil & Gas Onshore LP (KMOG) for an oil and gas development, consisting of 12 oil and gas wells and associated production facility pad site on approximately 12.62 acres of a 160-acre parcel/ The property is located south of County Road 56, east of County Road 19, and west of State Highway 257 (USR2022-0010).

Michael Franke, Planner I, discussed the background of the proposed Blue Chip project and the location of the site. He also touched on the size of the area and current uses of surrounding zones. Mr. Franke then explained the need for the project and the details explaining how it will be carried out if approved. Eight notice letters were mailed to the property owners within 1,000 feet of the subject parcel and signs were posted regarding the public hearing. He reported that staff had received no communication from any citizen expressing concerns or opposition for the project.

Commissioner Briscoe asked what the design guidelines are for screening. Becky Safarik, Interim Community Development Director, explained that it varies depending upon adjacent land uses and views into the site, with a goal of buffering the use from adjacent uses at grade where the impacts are most directly experienced. And although there are several different ways that screening and buffering are provided, the screening proposed by the applicant is within the range of what seems to be commonly acceptable.

Commissioner Franzen then asked if this would be the permanent screen. Mr. Franke stated that it would.

Commissioner Modlin question whether or not there would be landscaping on the berm. Mr. Franke replied that there would be no landscaping due to the rural nature of the site, so it's not anticipated to cause detrimental visual impact.

Commissioner Modlin queried if the site will be accessible from County Road 17 and from Highway 257. Mr. Franke said that access is not planned from County Road 17, only highway 257 to County Road 56. He also stated that there is already an existing access road currently used for oil and gas that goes directly into the site.

Commissioner Franzen wondered if the requirements for landscaping will change years down the road when everything gets fully developed. Mr. Franke said that the landscaping will eventually be essential.

Tracy Colling with Kerr-McGee oil and gas described her role and introduced a backup team of Engineers that would be available to answer and help with any questions. She began by stating that their group is one of the largest producers of oil and gas in the State of Colorado. They plug and drill wells but are also experienced with horizontal drilling. In addition, they are a team who is committed to reducing greenhouse gas and carbon emissions. Ms. Colling stated that they will only be doing twelve wells and will only be drilling west in the location for the Blue Chip property. They expect to be on the location 20-25 years or less. They'd like to start construction in December and end in the middle part of 2024.

Commissioner Modlin asked how far west this development was going since it would tell what the next plan for development would be. Ms. Colling didn't have that kind of information in front of her. She said she'll be able to get back to him about that.

Chair Yeater opened the public hearing at 1:38 PM. Seeing no one present who wished to address the Commission on this item, he closed at 1:38 PM.

Commissioner Briscoe moved that based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for an oil and gas operation that consists of 12 oil and gas wellheads and associated production facility equipment on 3.03 acres (permanent) of the 160 acre site, in a H-A (Holding Agriculture) Zone District is consistent with the Development Code criteria of Section 24-206 (Items a through d) and the proposed oil and gas operations will meet the provisions contained in Section 24-1102, Oil and Gas; and therefore, approve the Use by Special Review. Commissioner Carlson seconded the motion.

Commissioner Franzen wanted to clarify the motion. He questioned if it should be "items a through d" or "items 1 through 8".

Mr. Franke stated that it should actually state "items 1 through 8". Commissioner Briscoe then stated that "items 1 through 8" is now read as corrected for the record.

Commissioner Carlson seconded again for the corrected item. Motion carried 5-0. (Commissioners Andersen and Schulte absent).

6. A public hearing to consider a request by Kerr-McGee Oil & Gas Onshore LP (KMOG) for an oil and gas development, consisting of 28 oil and gas wells and associated production facility pad site on approximately 26.26 acres of a 237-acre parcel. The property is located north of US Highway 34, east of County Road 19, and west of 131st Avenue (USR2022-0009).

Mr. Franke began presenting on the background of the Rainbow project. He also discussed the location and size of the site compared to the surrounding zones. He discussed the need for this project and explained how it will be carried out if approved by the Commission. He also stated that this project complies with all setback requirements. There was a neighborhood meeting held on September 15, 2022. There were no citizens in attendance and no public participation occurred. Mr. Franke also stated that a total of nine notice letters were mailed to all property owners within 1,000 feet of the parcel and signs were posted near and around the site for the public hearings today. Thus far staff has received no communication regarding any opposition or concerns from the citizens regarding this project.

Commissioner Carlson stated that he didn't understand Mr. Franke's description of the berm and fencing. Mr. Franke described the topsoil berm would be at an increased height than the berm at the Blue Chip project so the well pad facility will sit a total of eight feet below where the berm is and then the solid steel fence will be installed on top of the berm to ensure the overall design is consistent.

Chair Yeater wondered if any of the development, as it pertains to the master traffic plan for 4th Street, will affect any of the changes as 4th Street moves through there.

Becky Safarik, Interim Community Development Director, replied that it shouldn't impact 4th Street because this site would not use that route to access or exit the property.

Ms. Colling presented again on behalf of Kerr-McGee Oil and Gas Onshore. She stated that they were asked by the staff at the pre-application meeting to consolidate the plans. They were then able to combine the two pads into one pad. Also, because they own the land they were able push it north to get it from Highway 34.

Commissioner Modlin wondered what the depth of drilling was, and the formations being used. Ms. Colling told him that most of what they drill goes between 5,000 to 7,000 feet deep. She stated that they are targeting the Niobrara and Codell formations which would mean they are drilling 2 1/2 miles West and 1 1/2 miles East.

Of those 28 wells, 14 are going east and 14 are going West in the formations at that same depth.

Commissioner Briscoe touched on the fact that he is all for oil and gas drilling in Weld County, but he wanted to make sure that as the years go by that the solid steel fence and landscaping don't get neglected as has happened in the past.

Chair Yeater opened the public hearing at 1:52 PM. Seeing no one present who wished to address the Commission on this item, he closed at 1:52 PM.

Commissioner Carlson moved that based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for an oil and gas operation that consists of 28 oil and gas wellheads and associated production facility equipment on 8.83 acres (permanent) of the 237 acre site, in a H-A (Holding Agriculture) Zone District is consistent with the Development Code criteria of Section 24-206 (Items 1 through 8) and the proposed oil and gas operations will meet the provisions contained in Section 1 on 24-1102, Oil and Gas; and therefore, approve the Use by Special Review. Commissioner Briscoe seconded the motion.

Chair Yeater added that he appreciated the applicant's consideration and willingness to push the site back and that it helps in the evaluation.

Motion carried 5-0. (Commissioners Andersen and Schulte absent).

7. Staff Report

Ms. Safarik stated there were no items for the staff report.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:54 PM.

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Justin Yeater

Justin Yeater, Chair

DocuSigned by:

Becky Safarik

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Becky Safarik, Secretary