

City of Greeley, Colorado  
**PLANNING COMMISSION PROCEEDINGS**  
November 8, 2022

**1. Call to Order**

Chair Yeater called the meeting to order at 1:18 PM.

**2. Roll Call**

The hearing clerk called the roll.

**PRESENT**

Chair Justin Yeater  
Commissioner Louisa Andersen  
Commissioner Erik Briscoe  
Commissioner Brian Franzen  
Commissioner Larry Modlin  
Commissioner Christian Schulte

**ABSENT**

Commissioner Jeff Carlson

**3. Approval of Agenda**

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

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**EXPEDITED AGENDA**

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**4. Public Hearing to consider a Use by Special Review request to allow for up to 23 oil and gas wells to be constructed on one pad with associated production facility equipment, known as the Bypass 1-23 Oil and Gas facility. The proposed subject site is located south of US Highway 34, approximately  $\frac{3}{4}$  mile west of 83rd Avenue, and east of 95th Avenue in the Holding Agriculture zoning district (USR2022-0006).**

The Commission had no questions of staff or requested a staff presentation of the application. The Chair invited comment from this applicant, if desired.

The applicant, Paul Mottville on behalf of PDC Energy, spoke about the plans for the oil and gas project and discussed the background and location of the site. He touched on the size of the area and current uses of surrounding zones. Mr. Mottville then explained the need for the project and the details explaining how it will be carried out if approved.

Commissioner Modlin asked how this project compared to the size of the site at 83<sup>rd</sup> Avenue and business 10<sup>th</sup> Street. Mr. Mottville stated he isn't familiar enough to know the exact well count but speculated the sizes are very similar.

Commissioner Modlin wanted to know what the next five years for oil and gas in Weld County would look like. Mr. Mottville believes there is a strong future. He also said that solid oil and gas development plans with the State have already been laid out.

Commissioner Modlin then asked about the timeline for this project. Mr. Mottville explained that the Bypass project will kick everything off for their group. Then, depending on the rate this project moves, it's projected to have at least 7-10 years of constant activity.

Commissioner Schulte asked what steps they are taking to mitigate the dangers from increase truck traffic entering and leaving the worksite. Mr. Mottville stated that they will not be allowing any northbound to westbound traffic. There will only be right turns coming in and going out for Highway 34 traffic. The rest will be split 50/50 inbound and outbound on the westbound side of 54.

Chair Yeater opened the public hearing at 1:33 PM. Seeing no one present who wished to address the Commission on this item, he closed the public hearing at 1:33 PM.

Commissioner Andersen 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 23 oil and gas wellheads and associated production facility equipment in the H-A (Holding Agriculture) zoning district is consistent with the Development Code criteria of Section 24-206 (Items 1-8) 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 Modlin seconded the motion.

Motion carried 6-0. (Commissioner Carlson absent).

**5. Public hearing to consider a request for a Preliminary Subdivision to plat 212 Lots, 10 Outlots, and dedication of Rights-of-Way on 51.436 acres of land, known as the Lake Bluff Subdivision Filing No. 1. The property is located north of 10th Street (US Highway 34 Business), West of 95th Avenue, and East of Missile Silo Road (SUB2022-0015).**

The Commission had no questions of staff or requested a staff presentation of the application. The Chair invited comment from this applicant, if desired.

Commissioner Modlin wondered how the traffic flow was planned for this project.

Dylan Belanger, Civil Engineer II, said that this project is going to rely heavily on the infrastructure backbone set up of previous projects. For traffic counts they are looking at 551 trips per day and when it comes time for those signals to be installed, they will already have triggers set up on 101<sup>st</sup> and 95<sup>th</sup> Avenues.

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 the public hearing at 1:38 pm.

Commissioner Modlin wanted to comment he personally doesn't believe that overall, this traffic plan will end up benefitting the community. He stated that although putting lights in that area seem to be the only way we can manage the traffic flow, it makes for inefficiencies regarding timing, amount of emissions, and how people travel the highway to make the next light.

Commissioner Schulte moved that based on the application received and the preceding analysis, the Planning Commission find that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, approves the preliminary subdivision plat as presented. Commissioner Andersen seconded the motion.

Motion carried 6-0. (Commissioner Carlson absent.)

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**END OF EXPEDITED AGENDA**

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**6. Public hearing to consider an update to the Water & Sewer Design Standards and Specifications - Chapter 6 commercial landscape criteria**

Adam Prior, Chief Engineer, stated there are six sections they'd like to discuss. The biggest update they'd like to achieve is aligning everything with current development codes and processes, which will support having accurate as-builts and better planning overall. He explained they would also like to reduce the amount of water per person by adding more clarification on different water uses. This will help developers understand how much they'll really need. The water budget cap went from 100 gallons per person per day, to 60 gallons. Mr. Prior further stated that there was a lot of criteria added for lift stations and touched on best practices that were learned over the last 20 to 30 years. Lastly, the increase in technology has changed a lot so they wanted to include all of that in their updates.

Dena Egenhoff, Water Conservation Manager, began to explain section 6 in a lot of detail but after much back and forth it was soon agreed upon by the water and sewer staff and the Planning Commission that much more discussion would be needed off record before any decision could be made regarding the Water and Sewer Design Standards and Specifications.

Commissioner Anderson moved that they vote to continue this item to the next scheduled meeting for further discussion. Commissioner Briscoe seconded the motion.

Motion carried 6-0. (Commissioner Carlson absent.)

**7. Staff Report**

Becky Safarik, Interim Community Development Director, stated there were no items for the staff report. However, she made sure to acknowledge two of the Planning staff members that are resigning to further their careers. Kristen Cote, Planner II, will be taking a position in Longmont and Mike Garrott, Planning Manager, will be taking a new job in Thornton. Ms. Safarik recognized their work ethic and contributions to the city and stated their talents will be missed.

**8. Adjournment**

With no further business before the Commission, Vice Chair Briscoe adjourned the meeting at 2:13 PM.

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Justin Yeater, Chair

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Becky Safarik, Secretary