

Planning Commission Agenda Summary

January 10, 2023

Key Staff Contact: Darrell Gesick, Planner III, (970) 350-9822

Title:

Public Hearing to consider a Use by Special Review (USR) 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 Denali Oil and Gas facility. The proposed subject site is located at 27027 CR 25, which is south of US Highway 34 Bypass, west of 95th Avenue, and north of CR 56 in the Holding Agriculture zoning district. (Project: USR2022-0015).

Summary:

The City of Greeley is considering a request by the applicant, Darin Spitzer, on behalf of PDC Energy, for approval of a USR (Use by Special Review) to allow for a new oil and gas development containing up to 23 wells with associated production facility equipment on one pad in the H-A (Holding Agriculture) zoning district. The subject site is located at 27027 CR 25, which is south of US Highway 34 Bypass, west of 95th Avenue, and north of CR 56. The subject site parcel is 253-acres in size, with the pad site taking up 16.21-acres. The subject site is currently used for other oil and gas well production and farmland. The operation plan for the proposed development consists of a construction & drilling phase, completion phase, production phase, and plugging and abandonment phase. The City of Greeley Development Code states oil and gas development is permitted within all zoning districts upon approval of the USR process due to the highly regulated nature for oil and gas production.

Recommended Action:

Approval:

Based on the application received and the preceding analysis, the Planning Commission finds 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.

Denial:

Based on the application received and the preceding analysis, the Planning Commission finds 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 not consistent with the Development Code criteria of Section 24-206 (Items 1-8) and the proposed oil and gas operations will not meet the provisions contained in Section 24-1102, Oil and Gas; and therefore, deny the Use by Special Review.

Attachments:

Staff Report

Attachment A – Zoning & Vicinity Map

Attachment B – Photo Aerial Map

Attachment C – Narrative, Operations, and Safety Plan

Attachment D – Site Plan

Attachment E – Drilling, Completion, and Production Plans

Attachment F – Traffic Impact Study

Attachment G – Tactical Response Plan

Attachment H – Noticing Boundary Area