

Planning Commission Agenda Summary

December 13th, 2022

Key Staff Contact: Michael Franke, Planner I, (970) 350-9782

Title:

Public Hearing to consider a Use by Special Review for a natural gas compressor station with associated facility equipment, known as the Canvasback Compressor Station, 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. (Project: USR2022-0011).

Summary:

The applicant, Michael Pishaki, on behalf of DCP Midstream, seeks approval of a Use by Special Review (USR) to allow for a new compressor station with associated equipment in the H-A (Holding Agriculture) zoning district. The subject site is located south of US Highway 34, approximately $\frac{3}{4}$ mile west of 83rd Avenue, and east of 95th Avenue. The subject parcel is 15.38-acres in size and is currently used for other oil and gas well production, dry crop farmland, and undeveloped land. The operation will consist of a construction and production phase for the proposed development. 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 compressor station with associated 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 operation meets the provisions contained in Section 24-1102, Oil and Gas; and therefore, approve the Use by Special Review.

Attachments:

Staff Report

Attachment A – Aerial & Vicinity Map

Attachment B – Existing Zoning Map

Attachment C – Narrative and Operations Plan

Attachment D – Overall Site Plan

Attachment E – Environmental and Safety Plan

Attachment F – Traffic Impact Study

Attachment G – Tactical Response Plan

Attachment H – Noticing Boundary Area

Attachment I – Landscape Plan