

MINUTES  
TOWN OF HUDSON - PLANNING COMMISSION  
REGULAR MEETING – June 8, 2011

**CALL TO ORDER**

The meeting was called to order by Ex-Officio Member Patch at 7:00 p.m.

**ROLL CALL**

Present:

Commissioners - Dawn Pruitt  
Larry Finn  
Shirley Sellers  
Tammy Eyestone

Ex-Officio Members - Matt Cole  
Ray Patch

Staff - Joe Racine  
Linnette Barker

**ADDITIONS TO AGENDA**

No additions

**CITIZEN'S COMMENTS**

No citizen's comments

1) **APPROVAL OF MINUTES**

a. Planning Commission Regular Meeting Minutes – May 18, 2011

Motion was made by Commissioner Finn seconded by Commissioner Sellers, "To approve the minutes from the May 18, 2011 Meeting as submitted." Motion carried unanimously.

2) **PUBLIC HEARING**

a. Case No. 11-05 USR, A public hearing concerning an application by Noble Energy, Inc., for a Use by Special Review permit to allow construction of eight oil and gas wells, an access road and associated facilities on property generally located northeast of the intersection of Oak Street and 30<sup>th</sup> Avenue, Hudson, Colorado.

Ex-Officio Patch opened the Public Hearing for Case No. 11-05 USR, A public hearing concerning an application by Noble Energy, Inc., for a Use by Special Review permit to allow construction of eight oil and gas wells, an access road and associated facilities on property generally located northeast of the intersection of Oak Street and 30<sup>th</sup> Avenue, Hudson, Colorado. The Clerk announced the purpose of the hearings is to receive comment on the proposed Use by Special Review application by Noble Energy, Inc., for eight oil and gas wells and associated facilities to be located on property known as the Shaklee Property published in the Greeley Tribune on May 24, 2011.

Vince Harris, with Baseline Engineering Corporation, gave a brief overview of the of the USR Application, describing the location of the property, the well locations, the well site plan, the production facility and wellhead and the proposed equipment. The proposed equipment will include a typical drilling rig, typical burner and meter shed, typical separator and eight low profile tanks. The site mobilization and well completion will be approximately 95 days.

Justin Gale, with Noble Energy, presented a short film to explain vertical oil wells, horizontal gas wells and directional wells.

Mr. Gale explained that the water will be hauled by an approved contracted Nobel vendor. The COGG and Surface Owner Agreements are in process.

Joe Racine, Town Administrator, explained that the property is zoned PD with medium density residential. The wells will be located in a cluster which improves the developability and is consistent with the Comprehensive Plan. The traffic and weight on the roads is a concern, the Town Attorney is preparing an Ordinance for permitting oversized/weight vehicles.

No public comment.

Ex-Officio Patch closed the public hearings at 7:56 pm.

### **3) GENERAL BUSINESS**

#### **a. Weld County Referral RE-5111 – Steve Sharp**

Motion was made by Commissioner Sellers, seconded by Commissioner Finn, "To mark the box "We have reviewed the request and find no conflicts with our interests." Motion carried unanimously.

#### **b. Case No. 11-05 USR, Use by Special Review Permit, Noble Energy, Inc., for eight oil and gas wells and associated facilities.**

Motion was made by Ex-Officio Member Cole, seconded by Commissioner Finn, to recommend to the Hudson Board of Trustees approval of Case No. 11-05 USR, Use by Special Review Permit from Noble Energy, Inc., for eight oil and gas wells and associated facilities with the following conditions:

1. Should the site plan change from one which is approved, a new application for the USR would be submitted to the Town.
2. Prior to the Town issuing a Notice to Proceed the town would need copies of the COGCC permits and an executed permit for the use of overweight construction vehicles on town streets.
3. All provisions of Article 11, the Town Land Development Code, Oil and Gas section, are adhered to, including all payment of taxes and building permit fees.
4. Notice to Proceed is issued only upon receipt of copies of COGCC permits and a copy of an executed Surface Use Agreement, both of which are consistent with the site plan and Use by Special Review approved by the Town.
5. Any oversized or overweight vehicles used during construction and operation of the facility receive permits as required by CDOT and by the Town at the time the traffic takes place.
6. All reasonable efforts be made to protect aquifers, including the Laramie-Fox Hills aquifer, from any contamination during production and construction.
7. The applicant investigate and report to the Town the possibility of purchasing water from the Town for construction and the operational needs of the facility.
8. Prior to the issuing the Notice to Proceed, the applicant produce a traffic control plan or traffic study that will identify any extraordinary problems that might arise from the operation of this facility. The applicant negotiate with the Town regarding reasonable pro-rated share of the cost of the frontage road relocation costs that might be associated with their operation.

The vote was as follows:

Aye: Ex-Officio Member Cole, Commissioners Finn, Pruitt, Sellers, Eyestone and  
Ex-Officio Patch

Nay – None

Ex-Officio Member Patch declared the motion carried.

#### 4) **ADJOURNMENT**

The meeting was adjourned at 8:12 p.m.

HUDSON PLANNING COMMISSION

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Chairman

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ATTEST

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Deputy Town Clerk