TOWN OF MILLIKEN
PLANNING COMMISSION
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, AUGUST 5, 2015 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 5th Day of August, 2015. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Mitchell Portella, Shellie Satterfield and Dave Watson. Also present: Community Development Director Martha Perkins and Town Clerk Cheryl Powell and Community Engagement Specialist/Planner Seth Hyberger.

Absent: Commissioners Ron Blackmer, Richard Hillier and Town Administrator Kent Brown.

Chair Woodcock called the meeting to order and led the audience in the Pledge of Allegiance.

Call to Order Pledge of Allegiance

Agenda Approval Additions/Deletions to Agenda

Director Perkins indicated there were no changes from staff.

Citizens Comments

None.

Minutes of Previous Meeting

Minutes for the July 15, 2015 meeting approved.

Commissioner Bernhardt motioned and Commissioner Portella seconded.

All in favor, none opposed.

CONSENT AGENDA

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Planning Commission member or citizen so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Action Agenda.

There were not any items.

ACTION AGENDA

1. **Public Hearing for Review and Recommendation of a Use by Special Permit for Great Western Oil and Gas Company**

Community Development Director Martha Perkins asked the Commission to consider a request from Great Western Oil and Gas Company for a special use permit for drilling 13 wells and constructing oil related facilities on a site consisting of approximately 10.893 acres while under construction and approximately 3.757 acres after construction located at Section 22, Township 4 North, Range 67 West, 6th P.M., generally east of County Road 19 and south of County Road 44. The surface land owner is Milliken Investors, LLC with Mark D. Campbell as the Managing Partner.

Chair Tim Woodcock informed the Commission and members of the audience that this is a Quasi-Judicial hearing and he explained the procedure for the hearing.

Those who responded that they would speak in regard to this hearing, were sworn in by Community Development Director Martha Perkins.

Commissioner Bernhardt explained that he has had prior business with Great Western, but this hearing does not present a conflict.

Public Hearing Opened at: 7:11 P.M.

Ms. Callie Fiddes, Great Western Operating, Co., 1801 Broadway, Suite 800, Denver, CO 80202. Presented a power point presentation and explained the operations.

Commissioner Bernhardt asked if the control for sounds and sight will be used. Representatives from Great Western explained that the walls surrounding the drill site will be approximately 24 ft. tall.

Director Perkins explained the information that was included in the Commissions packet. Part of the information included was the landscaping and fencing that will be used. Perkins explained that she recommends the permit with conditions. A letter agreement will be done with Great Western in regard to the maintenance of the roads. She asked that her Staff Report be added as part of the record.

Mr. John Stevenson, who resides at 9102 CR 42, was sworn in by Director Perkins. He asked if there will be one rig at a time and if it will be fracked. The answer was yes from the Great Western representatives.

Director Perkins asked if the dirt road that is being used for some existing wells will this road be used by Great Western. The applicant responded yes.

Public Hearing Closed at: 7:21 P.M.

Commissioner Satterfield after hearing testimony, examination of the documents presented and the findings of fact finds the application meets the provisions of the

Town's Municipal Code Chapter 16, Sections et. seq. of the Town of Milliken's Land Use Development Code (LUDC) and approves the request for the approval of a special use permit for the drilling of 13 wells and the construction of oil related facilities on a site consisting of approximately 10.893 acres while under construction and approximately 3.757 acres after construction on a site located at Section 22, Township 4 North, Range 67 West, 6th P.M., generally east of County Road 19 and south of County Road 44 provided:

1. Great Western Oil and Gas Company adheres to all of the Town Code's regulations including providing a final site plan/plat for recording, providing emergency contact information, obtaining a letter/agreement for the maintenance of roads, obtaining a building permit, providing as-built plans once the site is operational, and obtaining a fence permit once the wells are operational.

Commissioner Watson seconded.

Discussion: None.

Vote: All in favor, none opposed. Motion passed.

DISCUSSION AGENDA

1. Weld County Referral for RECX15-0102 and RECX15-0103

Applicant Terry Wiedeman is requesting an amendment to Lot A or RE-2688 (in conjunction with RECX15-0103). The location of the property is approximately 0.75 miles South of CR 394 and East of and adjacent to CR 33.

Community Development Director Perkins has no conflicts. The Planning Commission has no conflict.

2. Weld County Referral for RECX15-0094

Applicant Gary L McLaughlin is requesting a two Lot Recorded Exemption for his property located West of and adjacent to CR 17 and North of and adjacent to CR 34 in Platteville (Parcel Number: 120908000021-R0265393) with a legal of PART S2SE4 SECTION 8, T3N, R67W OF THE 6TH P.M., WELD COUNTY, COLORADO.

Community Development Director Perkins has no conflicts. The Planning Commission has no conflict.

3. Weld County Referral for USR15-0039

Applicants Jeff & Dianne Engelman are requesting a Site Specific Development Plan and Use by Special Review Permit for a Any use permitted as a Use by Right, an Accessory Use, or a Use by Special Review in the Commercial or Industrial Zone Districts (RV and self-storage facility), provided that the property is not a lot in an approved or recorded subdivision plat or lots parts of a map or plan filed prior to

adoption of any regulations controlling subdivisions in the A (Agricultural) Zone District.

The location of the property is immediately to the southwest of the intersection of 37th Street and 47th Avenue.

Community Development Director Perkins has no conflicts, but questioned the type of use. The Planning Commission has no conflict.

INFORMATION AGENDA

Other Business

Unfinished Business

Adjournment

There being no further business, the meeting adjourned at approximately 7:32 p.m.

Prepared by: Approved by:

Cheryl Powell, Town Clerk Tim Woodcock, Chair