

TOWN OF MILLIKEN  
PLANNING COMMISSION  
MEETING HOUSE, 1201 BROAD STREET

WEDNESDAY, August 20, 2014 7:00 P.M.

The Planning Commission of Milliken convened into regular session on the 20th Day of August 2014. Those present were: Chair Tim Woodcock, Vice-Chair Dave Bernhardt Commissioners: Dave Watson, Ron Blackmer, Shellie Satterfield, and Richard Hillier. Also present: Community Development Director Anne Johnson, Town Clerk Cheryl Powell, Community Engagement Specialist/Planner Seth Hyberger, and Administrative Assistant Ashley Cummins. Absent: Town Attorney Bruce Fickel.

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

**Agenda Approval**

Johnson added a 2nd Discussion item regarding Land Use Planning Process.

**Citizens Comments**

None.

**Minutes of Previous Meeting**

August 6, 2014 Minutes approved as distributed.

**CONSENT AGENDA**

There were not any items.

**ACTION AGENDA**

1. **Public Hearing/Meeting for Review and Recommendation of a Site Plan Review for a transportation headquarters with incidental repair and servicing facilities as well as outside storage in the I-2, Industrial Zone District for property located at 3300 Center Drive, part of Section 7, Township 4 North, Range 66 West of the 6th P.M., Milliken, Weld County, Colorado.**

Public Hearing Opened: 7:03 p.m.

Community Development Director Johnson explained to the Commission that Premier Equipment wants a transportation headquarters with incidental repair and servicing vehicles as well as outside storage. The property will be used as an office for 6 people

and a rental center. The hours of operation will be 6:00 a.m. to 7:00 p.m., Monday through Friday.

Commissioner Hillier asked if they could describe the types of equipment they will be renting. Steve Kieke, a representative for Premier Equipment Rental said they would mostly have construction equipment such as lifts, lighting, ditch digger, back hoes, and trucks with cranes. Hillier then asked if they will have on-site fueling. Ben Ryner another representative explained they get fuel wherever they can get red fuel. Commissioner Hillier asked about maintenance. Ben explained they will do their own maintenance.

Vice-Chair Bernhardt asked about landscaping with the ditch running through their property. Steve Kieke said they will have shrubs and trees planted away from the ditch with a visual barrier of 35 feet. Community Development Director Johnson wanted to make sure we are being consistent with what we are asking for other site plan reviews.

Jay Sitzman resides at 27490 CR 50 in Kersey, suggested planting native grass instead of trees and shrubs to keep it low maintenance.

Public Hearing Closed: 7:30 p.m.

Commissioner Blackmer motioned ""I find that the Applicant's request for a Site Plan Review to allow a transportation headquarters and incidental repair and servicing facilities including outside storage associated with Premier Equipment Rental is consistent with the Approval Criteria for a Site Plan Review as found in Section 16-4-430 of the Town's Land Use Code. My motion recommends that the Planning Commission is the final approval consistent with Section 16-4-430(b)(8) of the Land Use Code. I move to approve the application with the Conditions of Approval and Development Standards which shall be placed on the plat and recorded in the office of the Weld County Clerk and Recorder." Commissioner Watson seconded.

Vice-Chair Bernhardt abstained.

Vote: All in favor, none opposed.

**2. Public Hearing/Meeting for Review and Recommendation of a Use by Special Review for PDC Energy, Inc. for drilling five oil and gas wells located in the north east of the south east quarter of Section 13, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado. Project is located in the vicinity of the intersection of Weld County Roads 46 and 25.**

Vice-Chair Bernhardt recused himself.

Public Hearing Opened: 7:33 p.m.

Community Development Director Johnson explained to the Commission that PDC

Energy will be drilling five (5) oil and gas wells on the Bernhardt annexation. Commissioner Hillier asked how many people are located in the half mile radius on the drilling location. Paul Row, with PDC showed the Commission there wasn't anyone near the location. Hillier then asked what the production facility will have. Troy Swain with PDC environmental Department said they will have fifteen oil tanks, five water tanks and two additional tanks that are set partially in the ground, the tanks are atmospheric.

Commissioner Satterfield asked if the road maintenance agreement will have a cost impact on the Town. Johnson explained that PDC will be responsible for any damage due to their operation. Troy Swain explained there will be 7-10 trucks per day on the road then eventually fewer.

Stan Elmore who resides at 11814 CR 46, stated he has no issues with drilling of the wells, however, he was concerned with the current condition of the road as well as increased truck traffic causing additional damage.

Public Hearing Closed: 8:04 p.m.

Commissioner Blackmer asked if the setbacks interfere with any other property owners.

Commissioner Hillier motioned "I find that the Applicant's request for a Use by Special Review for PDC Energy, Inc. for drilling five oil and gas wells located on the Bernhardt Annexation is consistent with the Approval Criteria for an Oil and Gas Use by Special Review permit found in Article 9 of the Town's Land Use Code. I move to approve the application subject to the Conditions of Approval as well as the Operation and Development Standards referenced in Staff's Memorandum dated August 20, 2014, which conditions shall be placed on the plat and recorded in the office of the Weld County Clerk and Recorder." Commissioner Watson seconded.

Vote: All in favor, none opposed.

## **DISCUSSION AGENDA**

### **1. Weld County Referral for USR14-0042**

Anadarko has submitted a referral for a non-1041 Major Facility of a Public utility (20" natural gas discharge pipeline) approximately 6 miles long, connecting the Vollmar compressor station and the St. Vrain compressor station in the Agricultural Zone District. Generally located south of WCR 25; West of WCR 22, North of WCR 19 and East of WCR 34.

The Commission has no conflict.

## 2. Processing & Review of Land Use Cases

Community Development Director Johnson explained the steps it takes to process and review Land Use Cases. Johnson stressed how time consuming it is for the four different phases of pre-application, application processing, hearing and due process and finally post hearing.

The Commission thanked Community Development Director Johnson for all her hard work.

Town Clerk Powell informed the Commission about the new Planning Commission member Mitchell Portella who will be sworn in at the next Town Board meeting. Powell also thanked Johnson for all she has done in the 20 months that she's been here.

### Unfinished Business

None.

### Adjournment

There being no further business, the meeting adjourned at 8:42 p.m.

Prepared by:



Ashley Cummins, Administrative Assistant

Approved by:



Tim Woodcock, Chair